HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: March 2017

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Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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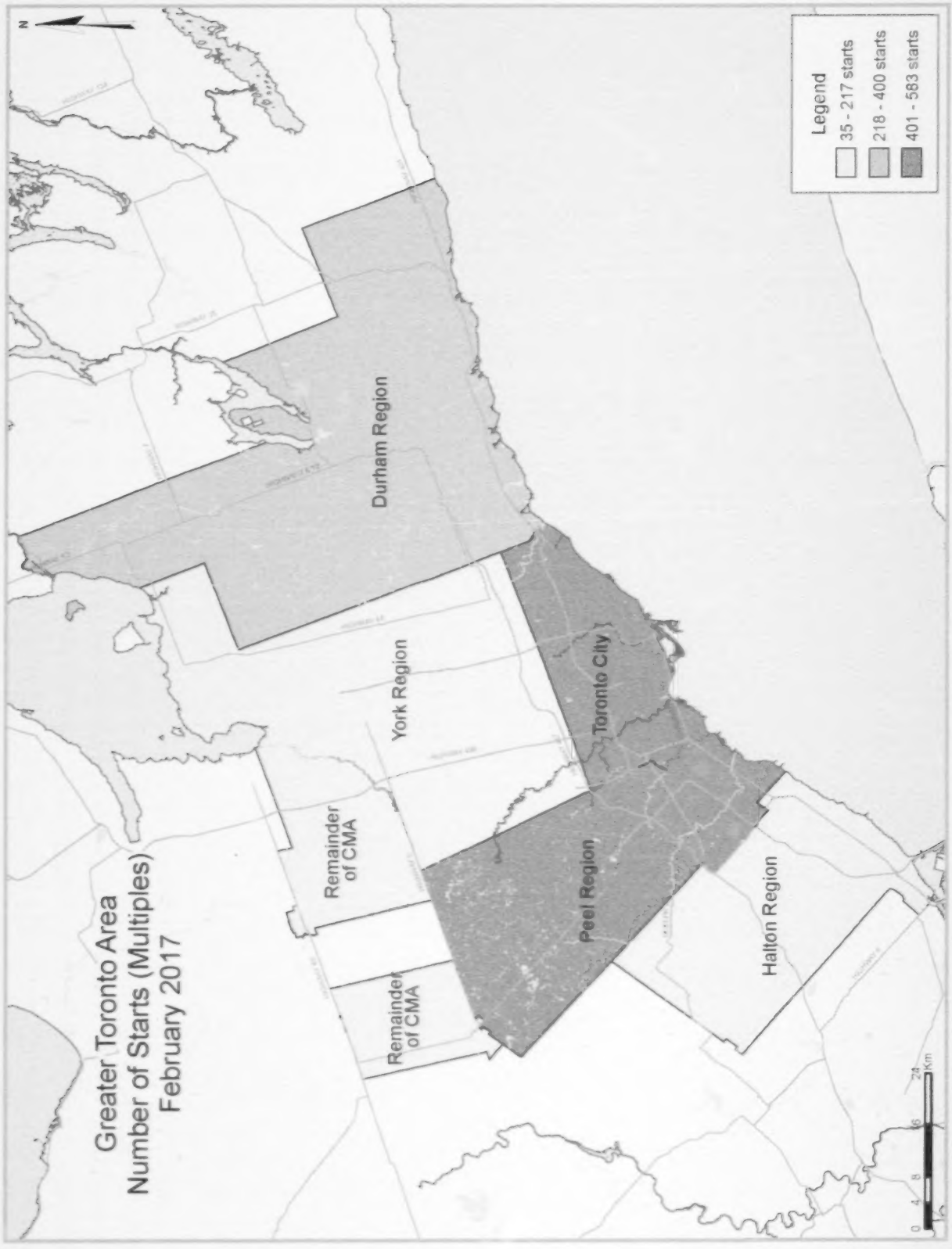
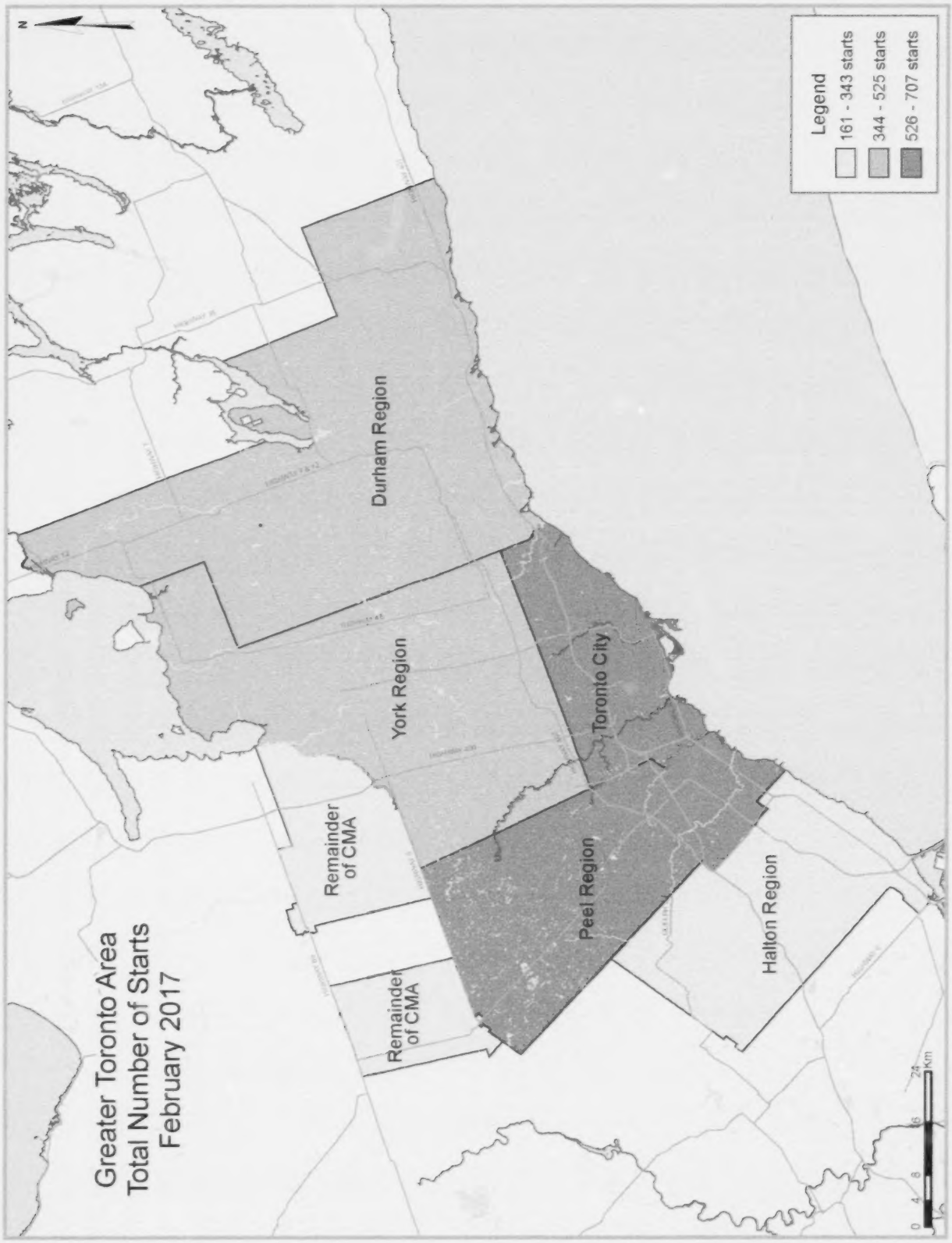
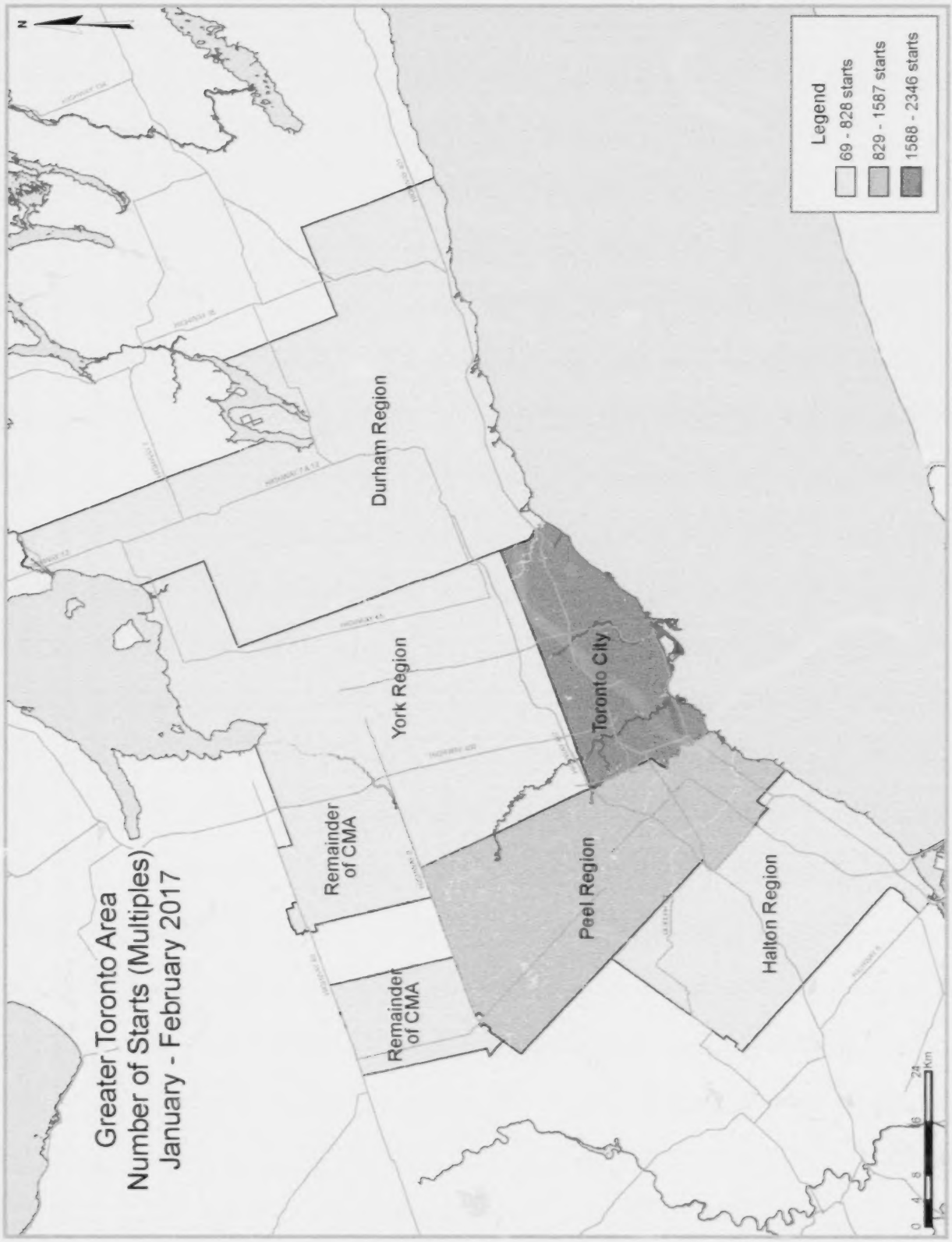
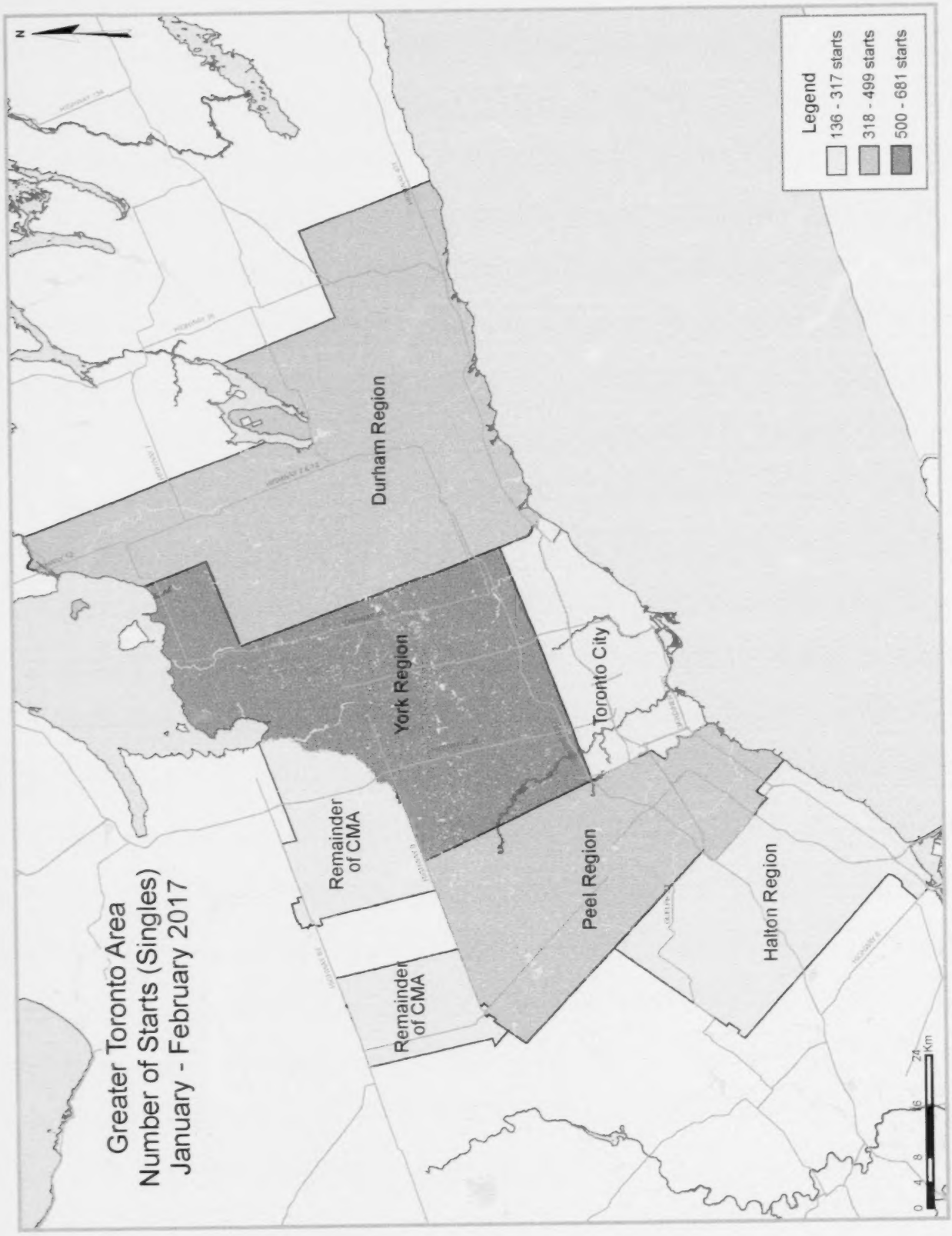
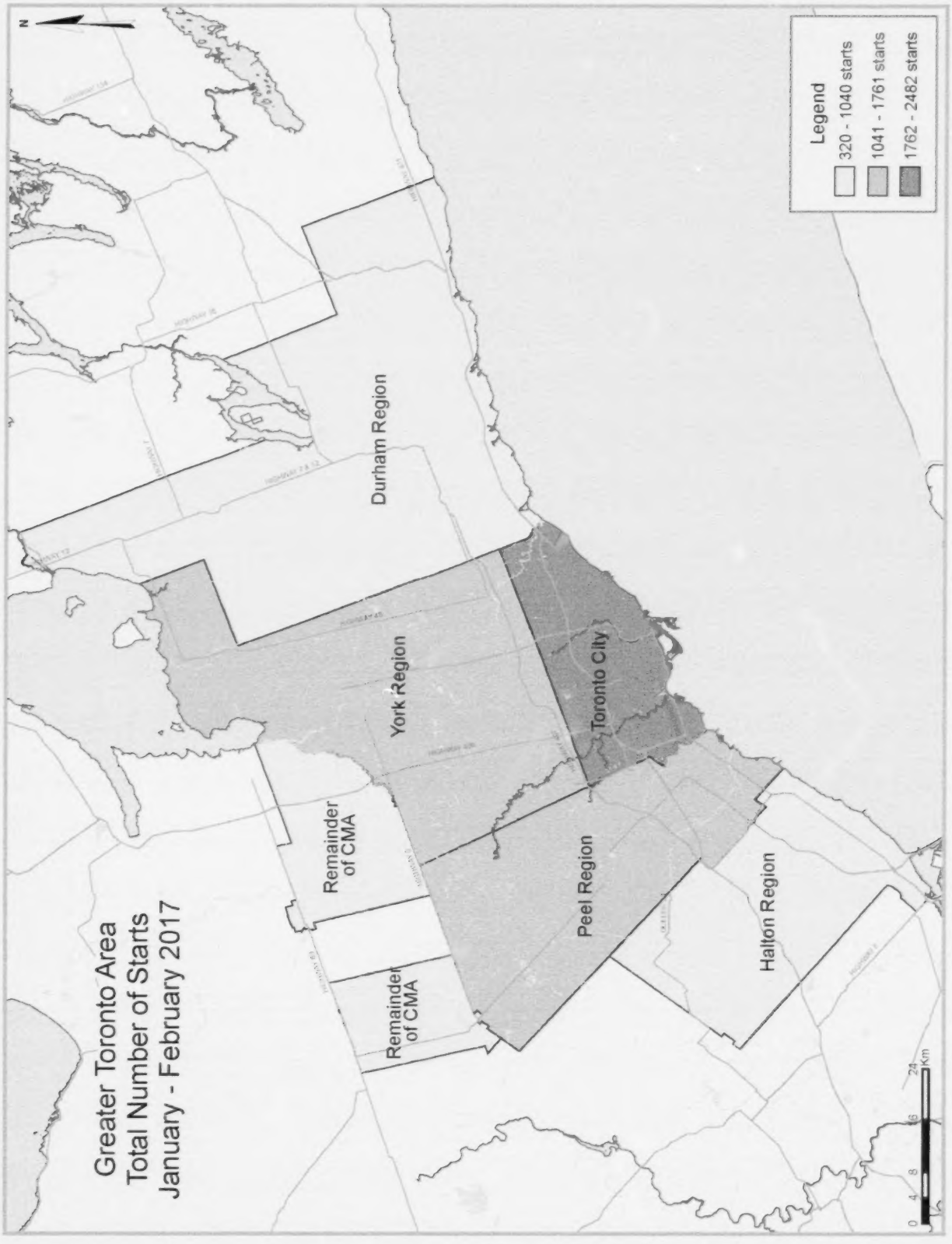

Greater Toronto Area
Number of Starts (Multiples)
February 2017
Legend
35 - 217 starts
218 - 400 starts
401 - 583 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

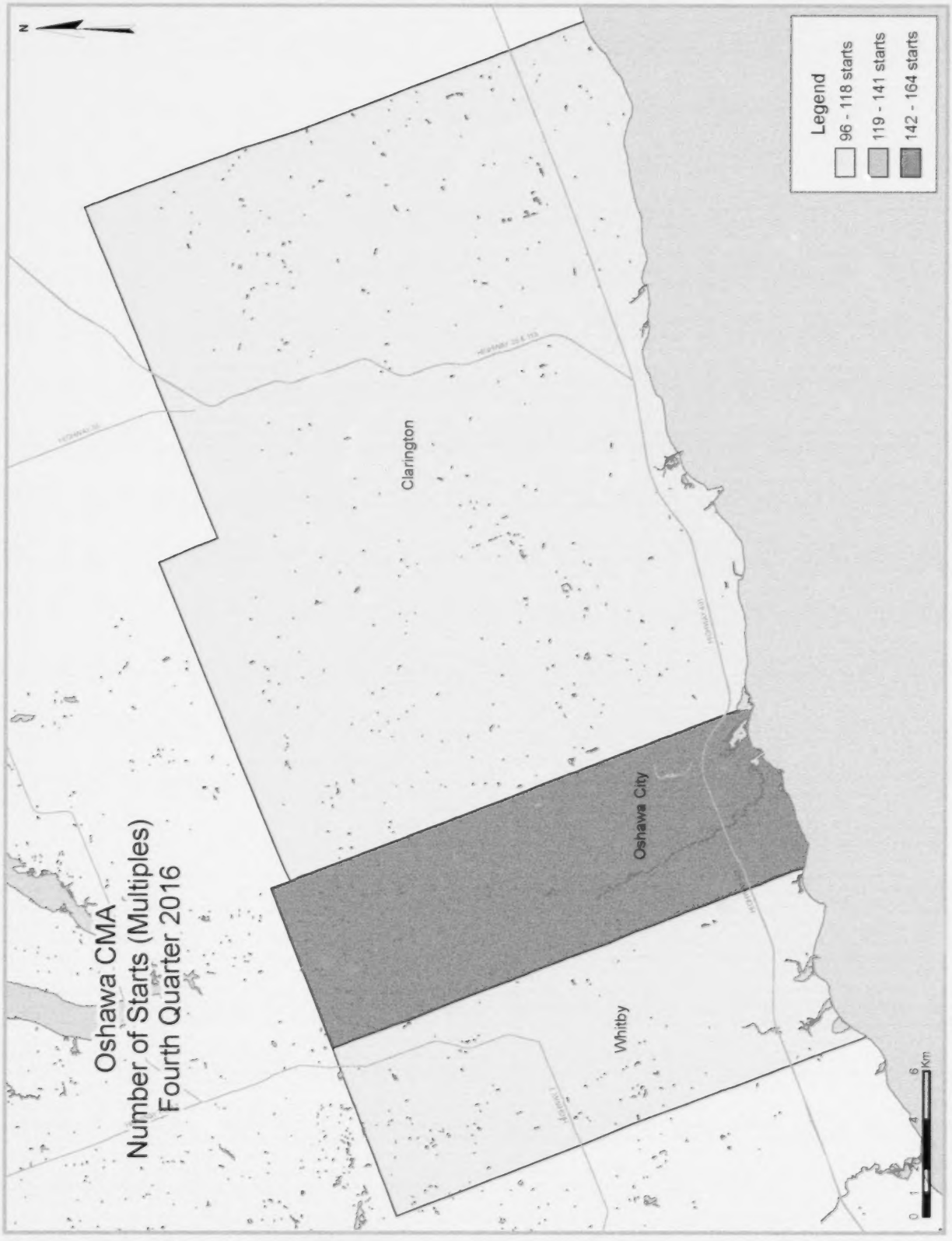
Greater Toronto Area
Number of Starts (Singles)
February 2017
N
Legend
73 - 178 starts
179 - 283 starts
284 - 388 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

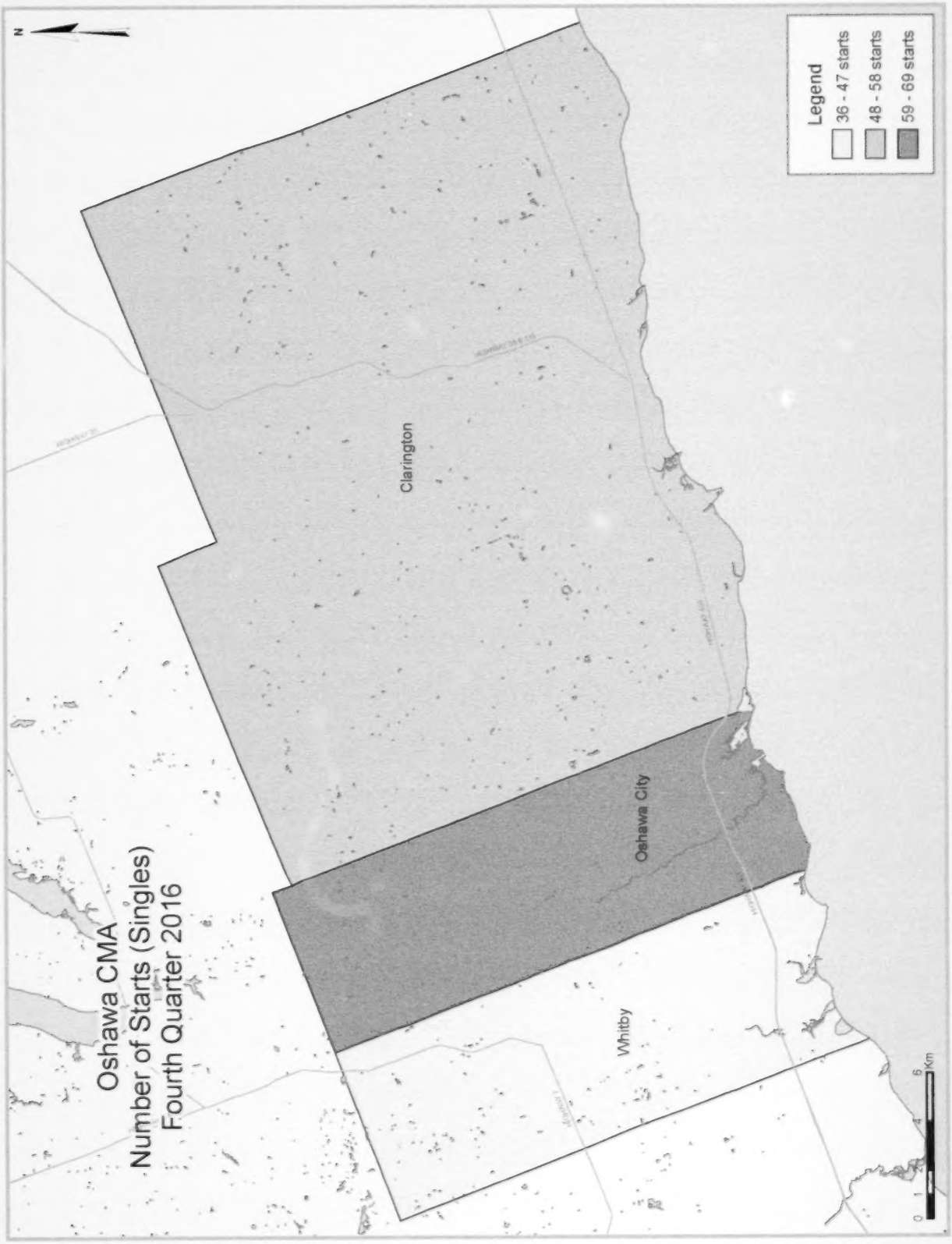

Greater Toronto Area
Total Number of Starts
February 2017
N
Legend
161 - 343 starts
344 - 525 starts
526 - 707 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

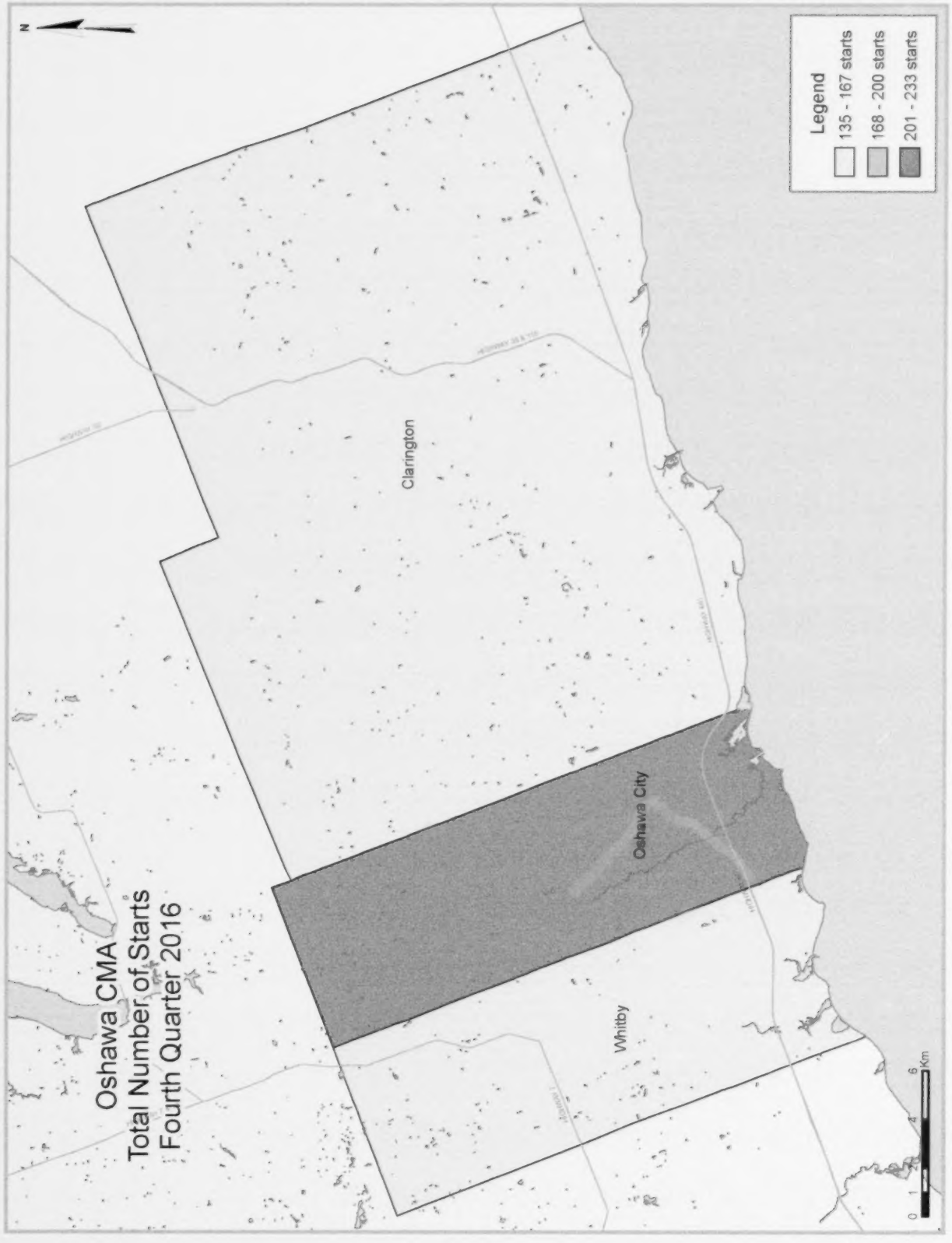

Greater Toronto Area
Number of Starts (Multiples)
January - February 2017
Legend
69 - 828 starts
829 - 1587 starts
1588 - 2346 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

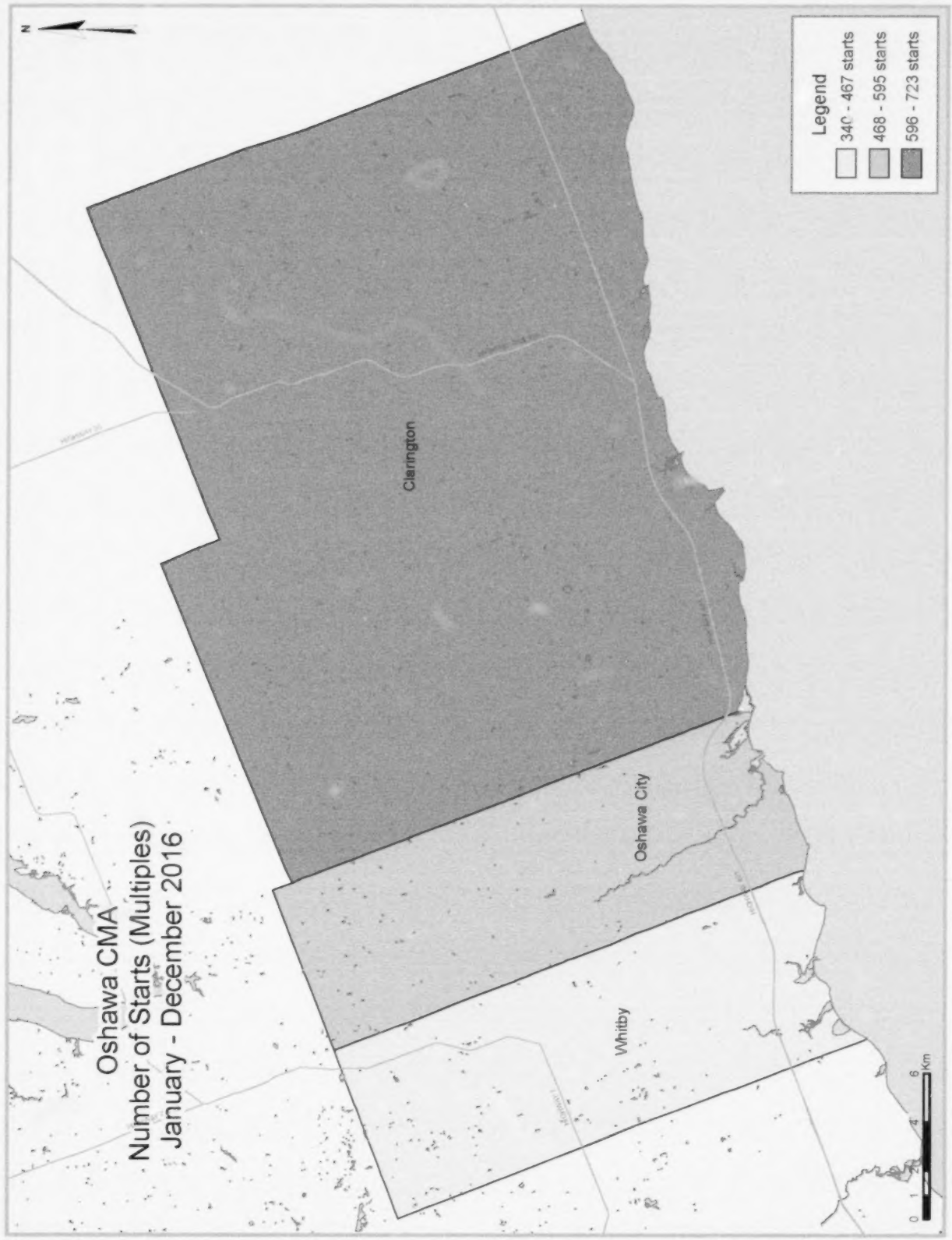

Greater Toronto Area
Number of Starts (Singles)
January - February 2017
Legend
136 - 317 starts
318 - 499 starts
500 - 681 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km

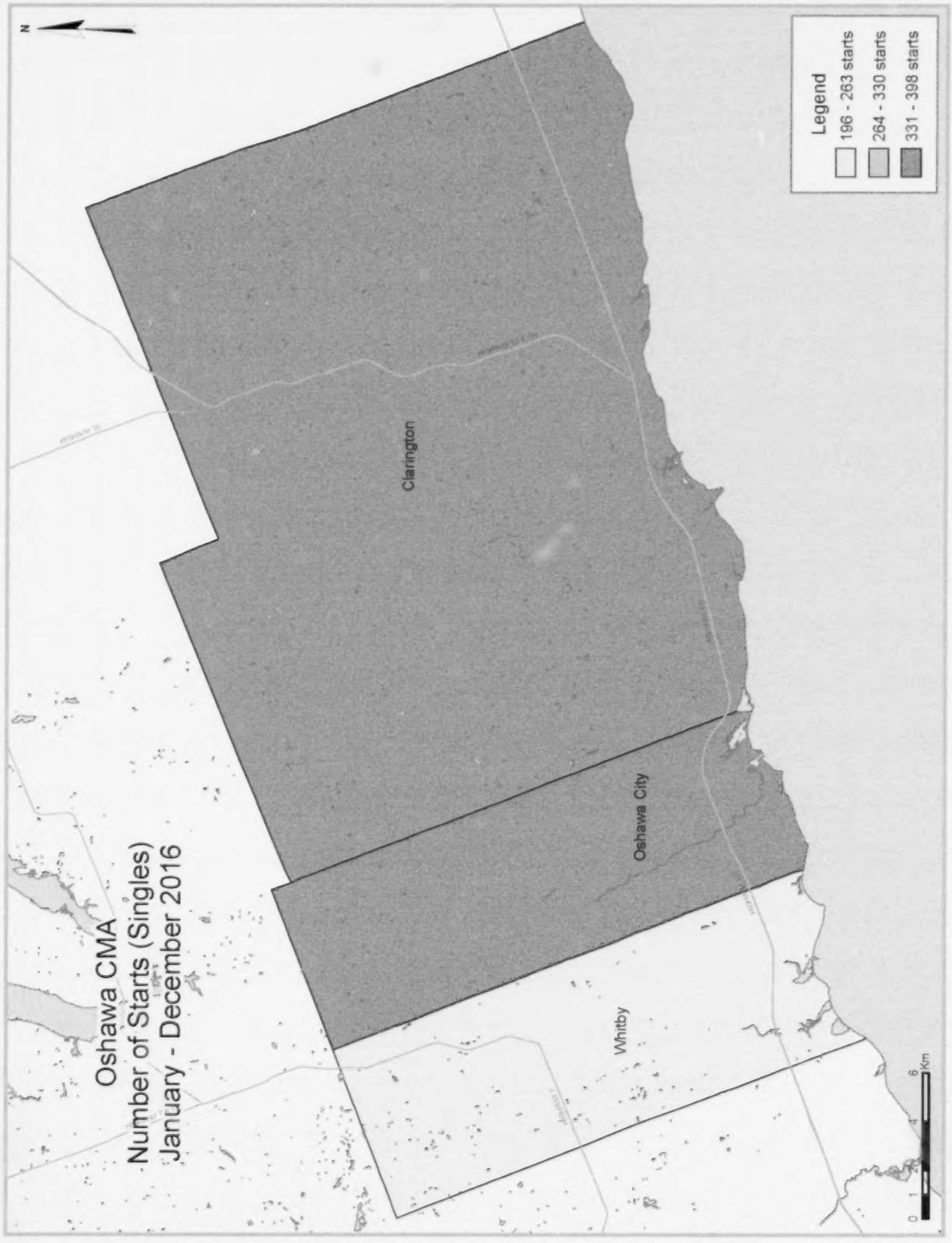

Greater Toronto Area
Total Number of Starts
January - February 2017
Legend
320 - 1040 starts
1041 - 1761 starts
1762 - 2482 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0 4 8 16 24 Km


Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2016
Legend
96 - 118 starts
119 - 141 starts
142 - 164 starts
Clarington
Oshawa City
Whitby
N
0
4
6
Km


Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2016
Legend
36 - 47 starts
48 - 58 starts
59 - 69 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Total Number of Starts
Fourth Quarter 2016
N
Legend
135 - 167 starts
168 - 200 starts
201 - 233 starts
Clarington
Oshawa City
Whitby
0 1 2 4 6 Km


Oshawa CMA
Number of Starts (Multiples)
January - December 2016
Legend
340 - 467 starts
468 - 595 starts
596 - 723 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km


Oshawa CMA
Number of Starts (Singles)
January - December 2016
Legend
196 - 263 starts
264 - 330 starts
331 - 398 starts
Clarington
Oshawa City
Whitby
N
0
2
4
6
Km

Oshawa CMA
Total Number of Starts
January - December 2016
Legend
536 - 731 starts
732 - 926 starts
927 - 1121 starts
Clarington
Oshawa City
Whitby
N
0
2
4
8
Km

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) February 2017		
Toronto CMA[1]	January 2017	February 2017
Trend[2]	39,517	39,152
SAAR	53,150	38,237
	February 2016	February 2017
Actual		
February - Single-Detached	731	790
February - Multiples	2,671	1,751
February - Total	3,402	2,541
January to February - Single-Detached	1,374	1,661
January to February - Multiples	3,871	4,890
January to February - Total	5,245	6,551

Table 1b: Housing Starts (SAAR and Trend) February 2017		
Oshawa CMA[1]	January 2017	February 2017
Trend[2]	2,302	2,429
SAAR	3,112	3,091
	February 2016	February 2017
Actual		
February - Single-Detached	26	115
February - Multiples	50	19
February - Total	76	134
January to February - Single-Detached	88	221
January to February - Multiples	281	86
January to February - Total	369	307

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	782	76	638	8	32	733	0	272	2,541
February 2016	729	20	194	2	8	1,855	0	594	3,402
% Change	7.3	**	**	**	**	-60.5	n/a	-54.2	-25.3
Year-to-date 2017	1,652	136	993	9	156	3,178	0	427	6,551
Year-to-date 2016	1,363	92	450	11	14	2,715	0	600	5,245
% Change	21.2	47.8	120.7	-18.2	**	17.1	n/a	-28.8	24.9
UNDER CONSTRUCTION									
February 2017	11,408	922	5,920	22	858	42,643	82	5,209	67,064
February 2016	9,201	1,058	3,940	49	1,229	43,058	74	5,076	63,685
% Change	24.0	-12.9	50.3	-55.1	-30.2	-1.0	10.8	2.6	5.3
COMPLETIONS									
February 2017	1,012	120	490	0	6	2,066	0	328	4,022
February 2016	676	94	103	2	22	1,037	0	413	2,347
% Change	49.7	27.7	**	-100.0	-72.7	99.2	n/a	-20.6	71.4
Year-to-date 2017	2,074	276	905	4	77	4,277	16	812	8,441
Year-to-date 2016	1,648	200	773	3	227	3,130	0	470	6,451
% Change	25.8	38.0	17.1	33.3	-66.1	36.6	n/a	72.8	30.8
COMPLETED & NOT ABSORBED									
February 2017	306	21	110	0	21	905	n/a	n/a	1,363
February 2016	276	19	62	1	25	1,519	n/a	n/a	1,902
% Change	10.9	10.5	77.4	-100.0	-16.0	-40.4	n/a	n/a	-28.3
ABSORBED									
February 2017	1,005	122	490	0	6	2,050	n/a	n/a	3,673
February 2016	669	93	103	1	22	1,349	n/a	n/a	2,237
% Change	50.2	31.2	**	-100.0	-72.7	52.0	n/a	n/a	64.2
Year-to-date 2017	2,048	276	852	4	77	4,404	n/a	n/a	7,661
Year-to-date 2016	1,654	199	773	2	227	3,577	n/a	n/a	6,432
% Change	23.8	38.7	10.2	100.0	-66.1	23.1	n/a	n/a	19.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	115	0	19	0	0	0	0	0	134
February 2016	26	0	50	0	0	0	0	0	76
% Change	**	n/a	-62.0	n/a	n/a	n/a	n/a	n/a	76.3
Year-to-date 2017	221	0	79	0	7	0	0	0	307
Year-to-date 2016	88	0	55	0	0	130	2	94	369
% Change	151.1	n/a	43.6	n/a	n/a	-100.0	-100.0	-100.0	-16.8
UNDER CONSTRUCTION									
February 2017	752	30	382	0	266	570	2	800	2,802
February 2016	834	16	306	1	148	262	5	869	2,441
% Change	-9.8	87.5	24.8	-100.0	79.7	117.6	-60.0	-7.9	14.8
COMPLETIONS									
February 2017	92	8	6	0	13	73	0	0	192
February 2016	129	0	24	0	8	0	0	2	163
% Change	-28.7	n/a	-75.0	n/a	62.5	n/a	n/a	-100.0	17.8
Year-to-date 2017	208	14	106	0	62	82	0	2	474
Year-to-date 2016	244	4	38	0	18	0	0	2	306
% Change	-14.8	**	178.9	n/a	**	n/a	n/a	0.0	54.9
COMPLETED & NOT ABSORBED									
February 2017	25	2	0	0	1	0	n/a	n/a	28
February 2016	26	2	0	0	0	0	n/a	n/a	28
% Change	-3.8	0.0	n/a	n/a	n/a	n/a	n/a	n/a	0.0
ABSORBED									
February 2017	92	8	6	0	13	73	n/a	n/a	192
February 2016	131	0	24	0	8	0	n/a	n/a	163
% Change	-29.8	n/a	-75.0	n/a	62.5	n/a	n/a	n/a	17.8
Year-to-date 2017	209	14	106	0	62	82	n/a	n/a	473
Year-to-date 2016	246	2	38	0	18	0	n/a	n/a	304
% Change	-15.0	**	178.9	n/a	**	n/a	n/a	n/a	55.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2017	779	76	649	8	5	733	0	272	2,522
February 2016	660	0	239	0	8	1,855	0	594	3,356
% Change	18.0	n/a	171.5	n/a	-37.5	-60.5	n/a	-54.2	-24.9
Year-to-date 2017	1,641	118	1,048	9	136	3,178	0	427	6,557
Year-to-date 2016	1,288	26	439	9	14	2,845	2	694	5,317
% Change	27.4	**	138.7	0.0	**	11.7	-100.0	-38.5	23.3
UNDER CONSTRUCTION									
February 2017	11,067	890	6,009	13	1,086	44,028	47	6,006	69,146
February 2016	9,424	950	3,970	34	1,375	43,659	79	6,097	65,588
% Change	17.4	-6.3	51.4	-61.8	-21.0	0.8	-40.5	-1.5	5.4
COMPLETIONS									
February 2017	965	112	422	0	32	2,139	0	328	3,998
February 2016	750	94	127	0	36	1,045	0	415	2,467
% Change	28.7	19.1	**	n/a	-11.1	104.7	n/a	-21.0	62.1
Year-to-date 2017	2,068	254	919	1	152	4,581	16	814	8,805
Year-to-date 2016	1,722	204	811	0	251	3,138	0	472	6,598
% Change	20.1	24.5	13.3	n/a	-39.4	46.0	n/a	72.5	33.4
COMPLETED & NOT ABSORBED									
February 2017	320	24	94	0	22	905	n/a	n/a	1,365
February 2016	289	22	46	0	25	1,518	n/a	n/a	1,900
% Change	10.7	9.1	104.3	n/a	-12.0	-40.4	n/a	n/a	-28.2
ABSORBED									
February 2017	955	114	422	0	19	2,123	n/a	n/a	3,633
February 2016	757	93	127	0	36	1,340	n/a	n/a	2,353
% Change	26.2	22.6	**	n/a	-47.2	58.4	n/a	n/a	54.4
Year-to-date 2017	2,039	254	866	1	139	4,708	n/a	n/a	8,007
Year-to-date 2016	1,737	201	811	0	251	3,568	n/a	n/a	6,568
% Change	17.4	26.4	6.8	n/a	-44.6	32.0	n/a	n/a	21.9

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2017	73	4	308	0	0	189	0	0	574
February 2016	47	0	21	0	0	1,507	0	594	2,169
York Region									
February 2017	387	26	92	1	0	0	0	0	506
February 2016	211	0	18	0	8	154	0	0	391
Peel Region									
February 2017	124	46	161	0	0	376	0	0	707
February 2016	277	0	71	0	0	194	0	0	542
Halton Region									
February 2017	73	0	69	0	0	142	0	0	284
February 2016	83	0	79	0	0	0	0	0	162
Durham Region									
February 2017	122	0	19	7	5	26	0	272	451
February 2016	42	0	50	0	0	0	0	0	92
Toronto CMA									
February 2017	782	76	638	8	32	733	0	272	2,541
February 2016	729	20	194	2	8	1,855	0	594	3,402
Oshawa CMA									
February 2017	115	0	19	0	0	0	0	0	134
February 2016	26	0	50	0	0	0	0	0	76
Greater Toronto Area									
February 2017	779	76	649	8	5	733	0	272	2,522
February 2016	660	0	239	0	8	1,855	0	594	3,356

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2017	1,661	158	1,067	0	492	31,424	40	4,703	39,545
February 2016	1,624	130	575	3	291	30,724	38	4,406	37,791
York Region									
February 2017	4,221	148	2,389	6	134	5,931	0	231	13,060
February 2016	2,616	120	1,109	2	219	6,498	0	46	10,610
Peel Region									
February 2017	2,901	464	1,194	0	99	3,544	5	0	8,207
February 2016	2,905	650	1,043	24	521	3,179	36	621	8,979
Halton Region									
February 2017	1,066	72	875	0	0	2,364	0	0	4,377
February 2016	1,149	22	799	4	146	2,827	0	155	5,102
Durham Region									
February 2017	1,218	48	484	7	361	765	2	1,072	3,957
February 2016	1,130	28	444	1	198	431	5	869	3,106
Toronto CMA									
February 2017	11,408	922	5,920	22	858	42,643	82	5,209	67,064
February 2016	9,201	1,058	3,940	49	1,229	43,058	74	5,076	63,685
Oshawa CMA									
February 2017	752	30	382	0	266	570	2	800	2,802
February 2016	834	16	306	1	148	262	5	869	2,441
Greater Toronto Area									
February 2017	11,067	890	6,009	13	1,086	44,028	47	6,006	69,146
February 2016	9,424	950	3,970	34	1,375	43,659	79	6,097	65,588

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2017	83	0	0	0	0	1,828	0	4	1,915
February 2016	74	54	0	0	0	937	0	211	1,276
York Region									
February 2017	259	30	127	0	2	24	0	0	442
February 2016	243	12	103	0	16	0	0	202	576
Peel Region									
February 2017	420	72	175	0	0	0	0	324	991
February 2016	161	20	0	0	0	0	0	0	181
Halton Region									
February 2017	55	2	64	0	13	214	0	0	348
February 2016	97	2	0	0	6	108	0	0	213
Durham Region									
February 2017	148	8	56	0	17	73	0	0	302
February 2016	175	6	24	0	14	0	0	2	221
Toronto CMA									
February 2017	1,012	120	490	0	6	2,066	0	328	4,022
February 2016	676	94	103	2	22	1,037	0	413	2,347
Oshawa CMA									
February 2017	92	8	6	0	13	73	0	0	192
February 2016	129	0	24	0	8	0	0	2	163
Greater Toronto Area									
February 2017	965	112	422	0	32	2,139	0	328	3,998
February 2016	750	94	127	0	36	1,045	0	415	2,467

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2017	225	11	19	0	21	798	n/a	n/a	1,074
February 2016	184	9	20	0	19	1,316	n/a	n/a	1,548
York Region									
February 2017	51	8	0	0	0	54	n/a	n/a	113
February 2016	41	10	0	0	6	182	n/a	n/a	239
Peel Region									
February 2017	2	0	22	0	0	0	n/a	n/a	24
February 2016	11	0	22	0	0	0	n/a	n/a	33
Halton Region									
February 2017	15	1	53	0	0	53	n/a	n/a	122
February 2016	26	1	0	0	0	20	n/a	n/a	47
Durham Region									
February 2017	27	4	0	0	1	0	n/a	n/a	32
February 2016	27	2	4	0	0	0	n/a	n/a	33
Toronto CMA									
February 2017	306	21	110	0	21	905	n/a	n/a	1,363
February 2016	276	19	62	1	25	1,519	n/a	n/a	1,902
Oshawa CMA									
February 2017	25	2	0	0	1	0	n/a	n/a	28
February 2016	26	2	0	0	0	0	n/a	n/a	28
Greater Toronto Area									
February 2017	320	24	94	0	22	905	n/a	n/a	1,365
February 2016	289	22	46	0	25	1,518	n/a	n/a	1,900

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Toronto City									
February 2017	79	2	0	0	0	1,812	n/a	n/a	1,893
February 2016	76	53	0	0	0	1,177	n/a	n/a	1,306
York Region									
February 2017	256	30	127	0	2	24	n/a	n/a	439
February 2016	245	12	103	0	16	55	n/a	n/a	431
Peel Region									
February 2017	420	72	175	0	0	0	n/a	n/a	667
February 2016	164	20	0	0	0	0	n/a	n/a	184
Halton Region									
February 2017	55	2	64	0	0	214	n/a	n/a	335
February 2016	101	2	0	0	6	108	n/a	n/a	217
Durham Region									
February 2017	145	8	56	0	17	73	n/a	n/a	299
February 2016	171	6	24	0	14	0	n/a	n/a	215
Toronto CMA									
February 2017	1,005	122	490	0	6	2,050	n/a	n/a	3,673
February 2016	669	93	103	1	22	1,349	n/a	n/a	2,237
Oshawa CMA									
February 2017	92	8	6	0	13	73	n/a	n/a	192
February 2016	131	0	24	0	8	0	n/a	n/a	163
Greater Toronto Area									
February 2017	955	114	422	0	19	2,123	n/a	n/a	3,633
February 2016	757	93	127	0	36	1,340	n/a	n/a	2,353

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3a: History of Housing Starts of Toronto CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,863	886	4,630	21	474	18,486	116	2,551	39,027
% Change	16.5	-19.0	7.5	-48.8	-57.9	-18.5	84.1	-8.2	-7.7
2015	10,182	1,094	4,307	41	1,126	22,695	63	2,779	42,287
% Change	15.7	-28.0	42.4	46.4	26.7	76.5	**	54.5	46.2
2014	8,802	1,520	3,025	28	889	12,862	4	1,799	28,929
% Change	-6.1	-18.2	-14.4	-34.9	54.1	-26.3	-60.0	157.4	-13.8
2013	9,378	1,858	3,532	43	577	17,450	10	699	33,547
% Change	-12.0	-16.8	-26.8	10.3	-41.3	-36.3	-64.3	-63.7	-30.3
2012	10,657	2,233	4,828	39	983	27,413	28	1,923	48,105
% Change	-4.9	12.1	11.2	-2.5	-5.2	42.8	133.3	0.1	21.0
2011	11,207	1,992	4,340	40	1,037	19,195	12	1,922	39,745
% Change	13.4	21.8	30.4	-18.4	-24.4	65.7	-57.1	46.7	36.1
2010	9,887	1,636	3,327	49	1,372	11,586	28	1,310	29,195
% Change	22.9	-18.8	37.8	-39.5	132.1	5.8	**	-27.5	12.5
2009	8,048	2,014	2,415	81	591	10,954	8	1,808	25,949
% Change	-28.4	-14.4	-12.9	17.4	-68.0	-50.8	-60.0	8.2	-38.5
2008	11,239	2,352	2,772	69	1,845	22,244	20	1,671	42,212
% Change	-23.8	-16.6	-37.0	146.4	48.1	136.7	**	154.3	26.8
2007	14,741	2,820	4,401	28	1,246	9,396	4	657	33,293

Source: CMHC (Starts and Completions Survey)

Table 1.3b: History of Housing Starts of Oshawa CMA
2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	945	52	458	0	261	520	4	251	2,491
% Change	-33.3	160.0	57.9	-100.0	113.9	**	n/a	-58.5	-3.7
2015	1,417	20	290	1	122	132	0	605	2,587
% Change	24.3	-37.5	4.3	n/a	10.9	n/a	-100.0	**	54.8
2014	1,140	32	278	0	110	0	1	110	1,671
% Change	29.1	-51.5	135.6	n/a	**	n/a	-97.0	-58.2	20.7
2013	883	66	118	0	21	0	33	263	1,384
% Change	-23.4	32.0	6.3	n/a	-88.6	-100.0	**	77.7	-23.2
2012	1,153	50	111	0	185	154	2	148	1,803
% Change	-16.7	25.0	-44.2	n/a	21.7	**	-80.0	**	-3.0
2011	1,384	40	199	0	152	30	10	44	1,859
% Change	-10.1	150.0	-13.9	n/a	70.8	n/a	n/a	**	-1.5
2010	1,540	16	231	0	89	0	0	12	1,888
% Change	84.2	**	**	n/a	140.5	n/a	-100.0	-71.4	92.7
2009	836	4	58	0	37	0	3	42	980
% Change	-44.3	0.0	-77.3	n/a	-79.1	-100.0	n/a	55.6	-50.7
2008	1,500	4	255	0	177	24	0	27	1,987
% Change	-14.1	-71.4	38.6	n/a	6.0	-81.7	n/a	-81.5	-16.8
2007	1,747	14	184	0	167	131	0	146	2,389

Source: CMHC (Starts and Completions Survey)

Table 1.3c: History of Housing Starts in the Greater Toronto Area 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	11,372	820	4,767	14	724	19,671	83	2,801	40,252
% Change	5.6	-19.6	7.8	-39.1	-42.1	-14.9	31.7	-17.2	-8.6
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Toronto City	73	47	4	0	19	21	478	2,101	574	2,169	-73.5
Toronto	12	4	0	0	0	0	340	851	352	855	-58.8
East York	4	1	0	0	0	0	0	0	4	1	**
Etobicoke	5	9	4	0	0	0	0	1,250	9	1,259	-99.3
North York	47	25	0	0	19	0	138	0	204	25	**
Scarborough	4	5	0	0	0	21	0	0	4	26	-84.6
York	1	3	0	0	0	0	0	0	1	3	-66.7
York Region	388	211	26	8	92	18	0	154	506	391	29.4
Aurora	48	47	0	0	0	0	0	0	48	47	2.1
East Gwillimbury	122	16	2	0	0	0	0	0	124	16	**
Georgina Township	11	66	0	0	0	12	0	0	11	78	-85.9
King Township	21	0	14	0	0	0	0	0	35	0	n/a
Markham	4	5	0	0	34	0	0	0	38	5	**
Newmarket	7	50	0	0	0	6	0	0	7	56	-87.5
Richmond Hill	34	4	6	8	0	0	0	0	40	12	**
Vaughan	124	22	4	0	24	0	0	0	152	22	**
Whitchurch-Stouffville	17	1	0	0	34	0	0	154	51	155	-67.1
Peel Region	124	277	46	0	161	71	376	194	707	542	30.4
Brampton	99	258	0	0	103	71	196	0	398	329	21.0
Caledon	23	13	0	0	58	0	0	0	81	13	**
Mississauga	2	6	46	0	0	0	180	194	228	200	14.0
Halton Region	73	83	0	0	69	79	142	0	284	162	75.3
Burlington	5	4	0	0	0	0	0	0	5	4	25.0
Halton Hills	5	0	0	0	0	0	0	0	5	0	n/a
Milton	45	14	0	0	38	5	0	0	83	19	**
Oakville	18	65	0	0	31	74	142	0	191	139	37.4
Durham Region	129	42	0	0	24	50	298	0	451	92	**
Ajax	7	0	0	0	0	0	272	0	279	0	n/a
Brock	2	2	0	0	0	0	0	0	2	2	0.0
Clarington	55	6	0	0	0	0	0	0	55	6	**
Oshawa	53	12	0	0	0	50	0	0	53	62	-14.5
Pickering	3	14	0	0	5	0	26	0	34	14	142.9
Scugog	1	0	0	0	0	0	0	0	1	0	n/a
Uxbridge	1	0	0	0	0	0	0	0	1	0	n/a
Whitby	7	8	0	0	19	0	0	0	26	8	**
Remainder of Toronto CMA	126	103	4	20	31	5	0	0	161	128	25.8
Bradford West Gwillimbury	76	26	0	12	0	5	0	0	76	43	76.7
Town of Mono	1	0	0	0	0	0	0	0	1	0	n/a
New Tecumseth	49	74	4	8	8	0	0	0	61	82	-25.6
Orangeville	0	3	0	0	23	0	0	0	23	3	**
Toronto CMA	790	731	80	28	377	194	1,294	2,449	2,541	3,402	-25.3
Oshawa CMA	115	26	0	0	19	50	0	0	134	76	76.3
Greater Toronto Area (GTA)	787	660	76	8	365	239	1,294	2,449	2,522	3,356	-24.9

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	136	114	4	2	143	33	2,199	2,826	2,482	2,975	-16.6
Toronto	21	16	0	0	0	12	2,061	1,526	2,082	1,554	34.0
East York	11	4	0	2	0	0	0	0	11	6	83.3
Etobicoke	18	19	4	0	0	0	0	1,250	22	1,269	-98.3
North York	68	52	0	0	19	0	138	0	225	52	**
Scarborough	15	17	0	0	0	21	0	50	15	88	-83.0
York	3	6	0	0	124	0	0	0	127	6	**
York Region	681	346	28	8	352	33	434	160	1,495	547	173.3
Aurora	120	80	0	0	0	0	77	0	197	80	146.3
East Gwillimbury	243	18	2	0	108	0	0	0	353	18	**
Georgina Township	29	106	2	0	24	12	0	0	55	118	-53.4
King Township	30	12	14	0	0	0	0	0	44	12	**
Markham	17	21	0	0	73	0	108	0	198	21	**
Newmarket	23	61	0	0	0	6	0	6	23	73	-68.5
Richmond Hill	53	14	6	8	0	6	189	0	248	28	**
Vaughan	144	32	4	0	113	0	60	0	321	32	**
Whitchurch-Stouffville	22	2	0	0	34	9	0	154	56	165	-66.1
Peel Region	339	452	86	24	161	195	821	194	1,407	865	62.7
Brampton	294	393	38	20	103	165	196	0	631	578	9.2
Caledon	41	36	0	2	58	16	0	0	99	54	83.3
Mississauga	4	23	48	2	0	14	625	194	677	233	190.6
Halton Region	143	279	0	0	148	129	142	135	433	543	-20.3
Burlington	12	6	0	0	0	0	0	0	12	6	100.0
Halton Hills	10	6	0	0	0	0	0	0	10	6	66.7
Milton	92	58	0	0	60	24	0	135	152	217	-30.0
Oakville	29	209	0	0	88	105	142	0	259	314	-17.5
Durham Region	351	106	0	2	91	55	298	224	740	387	91.2
Ajax	20	1	0	0	0	0	272	0	292	1	**
Brock	4	2	0	0	0	0	0	0	4	2	100.0
Clarington	97	22	0	0	0	0	0	130	97	152	-36.2
Oshawa	114	47	0	2	54	55	0	94	168	198	-15.2
Pickering	73	14	0	0	5	0	26	0	104	14	**
Scugog	3	0	0	0	0	0	0	0	3	0	n/a
Uxbridge	30	1	0	0	0	0	0	0	30	1	**
Whitby	10	19	0	0	32	0	0	0	42	19	121.1
Remainder of Toronto CMA	251	173	22	66	47	66	0	0	320	305	4.9
Bradford West Gwillimbury	118	43	0	32	0	16	0	0	118	91	29.7
Town of Mono	4	0	0	0	0	0	0	0	4	0	n/a
New Tecumseth	125	121	22	34	8	50	0	0	155	205	-24.4
Orangeville	4	9	0	0	39	0	0	0	43	9	**
Toronto CMA	1,661	1,374	140	100	856	456	3,894	3,315	6,551	5,245	24.9
Oshawa CMA	221	88	0	2	86	55	0	224	307	369	-16.8
Greater Toronto Area (GTA)	1,650	1,297	118	36	895	445	3,894	3,539	6,557	5,317	23.3

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Toronto City	19	21	0	0	478	1,507	0	594
Toronto	0	0	0	0	340	257	0	594
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	1,250	0	0
North York	19	0	0	0	138	0	0	0
Scarborough	0	21	0	0	0	0	0	0
York	0	0	0	0	0	0	0	0
York Region	92	18	0	0	0	154	0	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	12	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	34	0	0	0	0	0	0	0
Newmarket	0	6	0	0	0	0	0	0
Richmond Hill	0	0	0	0	0	0	0	0
Vaughan	24	0	0	0	0	0	0	0
Whitchurch-Stouffville	34	0	0	0	0	154	0	0
Peel Region	161	71	0	0	376	194	0	0
Brampton	103	71	0	0	196	0	0	0
Caledon	58	0	0	0	0	0	0	0
Mississauga	0	0	0	0	180	194	0	0
Halton Region	69	79	0	0	142	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	38	5	0	0	0	0	0	0
Oakville	31	74	0	0	142	0	0	0
Durham Region	24	50	0	0	26	0	272	0
Ajax	0	0	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	0	0	0
Oshawa	0	50	0	0	0	0	0	0
Pickering	5	0	0	0	26	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	19	0	0	0	0	0	0	0
Remainder of Toronto CMA	31	5	0	0	0	0	0	0
Bradford West Gwillimbury	0	5	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	0	0	0	0	0	0	0
Orangeville	23	0	0	0	0	0	0	0
Toronto CMA	377	194	0	0	1,022	1,855	272	594
Oshawa CMA	19	50	0	0	0	0	0	0
Greater Toronto Area (GTA)	365	239	0	0	1,022	1,855	272	594

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	143	33	0	0	2,044	2,232	155	594
Toronto	0	12	0	0	1,906	932	155	594
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	0	1,250	0	0
North York	19	0	0	0	138	0	0	0
Scarborough	0	21	0	0	0	50	0	0
York	124	0	0	0	0	0	0	0
York Region	352	33	0	0	434	154	0	6
Aurora	0	0	0	0	77	0	0	0
East Gwillimbury	108	0	0	0	0	0	0	0
Georgina Township	24	12	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	73	0	0	0	108	0	0	0
Newmarket	0	6	0	0	0	0	0	6
Richmond Hill	0	6	0	0	189	0	0	0
Vaughan	113	0	0	0	60	0	0	0
Whitchurch-Stouffville	34	9	0	0	0	154	0	0
Peel Region	161	195	0	0	821	194	0	0
Brampton	103	165	0	0	196	0	0	0
Caledon	58	16	0	0	0	0	0	0
Mississauga	0	14	0	0	625	194	0	0
Halton Region	148	129	0	0	142	135	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	60	24	0	0	0	135	0	0
Oakville	88	105	0	0	142	0	0	0
Durham Region	91	55	0	0	26	130	272	94
Ajax	0	0	0	0	0	0	272	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	0	0	0	0	130	0	0
Oshawa	54	55	0	0	0	0	0	94
Pickering	5	0	0	0	26	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	32	0	0	0	0	0	0	0
Remainder of Toronto CMA	47	66	0	0	0	0	0	0
Bradford West Gwillimbury	0	16	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	8	50	0	0	0	0	0	0
Orangeville	39	0	0	0	0	0	0	0
Toronto CMA	856	456	0	0	3,467	2,715	427	600
Oshawa CMA	86	55	0	0	0	130	0	94
Greater Toronto Area (GTA)	895	445	0	0	3,467	2,845	427	694

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Toronto City	385	68	189	1,507	0	594	574	2,169
Toronto	301	4	51	257	0	594	352	855
East York	4	1	0	0	0	0	4	1
Etobicoke	9	9	0	1,250	0	0	9	1,259
North York	66	25	138	0	0	0	204	25
Scarborough	4	26	0	0	0	0	4	26
York	1	3	0	0	0	0	1	3
York Region	505	229	1	162	0	0	506	391
Aurora	47	47	1	0	0	0	48	47
East Gwillimbury	124	16	0	0	0	0	124	16
Georgina Township	11	78	0	0	0	0	11	78
King Township	35	0	0	0	0	0	35	0
Markham	38	5	0	0	0	0	38	5
Newmarket	7	56	0	0	0	0	7	56
Richmond Hill	40	4	0	8	0	0	40	12
Vaughan	152	22	0	0	0	0	152	22
Whitchurch-Stouffville	51	1	0	154	0	0	51	155
Peel Region	331	348	376	194	0	0	707	542
Brampton	202	329	196	0	0	0	398	329
Caledon	81	13	0	0	0	0	81	13
Mississauga	48	6	180	194	0	0	228	200
Halton Region	142	162	142	0	0	0	284	162
Burlington	5	4	0	0	0	0	5	4
Halton Hills	5	0	0	0	0	0	5	0
Milton	83	19	0	0	0	0	83	19
Oakville	49	139	142	0	0	0	191	139
Durham Region	141	92	38	0	272	0	451	92
Ajax	0	0	7	0	272	0	279	0
Brock	2	2	0	0	0	0	2	2
Clarington	55	6	0	0	0	0	55	6
Oshawa	53	62	0	0	0	0	53	62
Pickering	3	14	31	0	0	0	34	14
Scugog	1	0	0	0	0	0	1	0
Uxbridge	1	0	0	0	0	0	1	0
Whitby	26	8	0	0	0	0	26	8
Remainder of Toronto CMA	134	126	27	2	0	0	161	128
Bradford West Gwillimbury	76	43	0	0	0	0	76	43
Town of Mono	1	0	0	0	0	0	1	0
New Tecumseth	57	80	4	2	0	0	61	82
Orangeville	0	3	23	0	0	0	23	3
Toronto CMA	1,496	943	773	1,865	272	594	2,541	3,402
Oshawa CMA	134	76	0	0	0	0	134	76
Greater Toronto Area (GTA)	1,504	899	746	1,863	272	594	2,522	3,356

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market January - February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	448	149	1,879	2,232	155	594	2,482	2,975
Toronto	310	28	1,617	932	155	594	2,082	1,554
East York	11	6	0	0	0	0	11	6
Etobicoke	22	19	0	1,250	0	0	22	1,269
North York	87	52	138	0	0	0	225	52
Scarborough	15	38	0	50	0	0	15	88
York	3	6	124	0	0	0	127	6
York Region	1,059	373	436	168	0	6	1,495	547
Aurora	119	80	78	0	0	0	197	80
East Gwillimbury	353	18	0	0	0	0	353	18
Georgina Township	54	118	1	0	0	0	55	118
King Township	44	12	0	0	0	0	44	12
Markham	90	21	108	0	0	0	198	21
Newmarket	23	67	0	0	0	6	23	73
Richmond Hill	59	14	189	14	0	0	248	28
Vaughan	261	32	60	0	0	0	321	32
Whitchurch-Stouffville	56	11	0	154	0	0	56	165
Peel Region	586	662	821	203	0	0	1,407	865
Brampton	435	569	196	9	0	0	631	578
Caledon	99	54	0	0	0	0	99	54
Mississauga	52	39	625	194	0	0	677	233
Halton Region	291	408	142	135	0	0	433	543
Burlington	12	6	0	0	0	0	12	6
Halton Hills	10	6	0	0	0	0	10	6
Milton	152	82	0	135	0	0	152	217
Oakville	117	314	142	0	0	0	259	314
Durham Region	423	161	45	130	272	96	740	387
Ajax	13	1	7	0	272	0	292	1
Brock	4	2	0	0	0	0	4	2
Clarington	97	22	0	130	0	0	97	152
Oshawa	168	102	0	0	0	96	168	198
Pickering	73	14	31	0	0	0	104	14
Scugog	3	0	0	0	0	0	3	0
Uxbridge	30	1	0	0	0	0	30	1
Whitby	35	19	7	0	0	0	42	19
Remainder of Toronto CMA	293	303	27	2	0	0	320	305
Bradford West Gwillimbury	118	91	0	0	0	0	118	91
Town of Mono	4	0	0	0	0	0	4	0
New Tecumseth	151	203	4	2	0	0	155	205
Orangeville	20	9	23	0	0	0	43	9
Toronto CMA	2,781	1,905	3,343	2,740	427	600	6,551	5,245
Oshawa CMA	300	143	7	130	0	96	307	369
Greater Toronto Area (GTA)	2,807	1,753	3,323	2,868	427	696	6,557	5,317

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type February 2017											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	% Change
Toronto City	83	74	0	54	0	0	1,832	1,148	1,915	1,276	50.1
Toronto	8	5	0	0	0	0	1,199	684	1,207	689	75.2
East York	4	0	0	0	0	0	316	0	320	0	n/a
Etobicoke	37	30	0	0	0	0	0	74	37	104	-64.4
North York	20	36	0	54	0	0	297	390	317	480	-34.0
Scarborough	9	2	0	0	0	0	0	0	9	2	**
York	5	1	0	0	0	0	20	0	25	1	**
York Region	259	243	32	12	127	119	24	202	442	576	-23.3
Aurora	48	58	20	4	98	0	0	0	166	62	167.7
East Gwillimbury	5	8	0	0	0	0	0	0	5	8	-37.5
Georgina Township	24	26	0	0	0	0	0	0	24	26	-7.7
King Township	30	8	0	0	11	0	0	0	41	8	**
Markham	9	17	0	2	0	37	0	0	9	56	-83.9
Newmarket	23	39	0	2	0	0	0	0	23	41	-43.9
Richmond Hill	55	11	2	0	14	0	0	202	71	213	-66.7
Vaughan	44	67	10	4	4	0	24	0	82	71	15.5
Whitchurch-Stouffville	21	9	0	0	0	82	0	0	21	91	-76.9
Peel Region	420	161	72	20	175	0	324	0	991	181	**
Brampton	309	134	54	2	0	0	0	0	363	136	166.9
Caledon	97	20	18	14	80	0	0	0	195	34	**
Mississauga	14	7	0	4	95	0	324	0	433	11	**
Halton Region	55	97	2	2	68	6	223	108	348	213	63.4
Burlington	6	2	0	0	13	6	0	8	19	16	18.8
Halton Hills	6	49	0	0	0	0	0	0	6	49	-87.8
Milton	2	39	0	2	24	0	186	0	212	41	**
Oakville	41	7	2	0	31	0	37	100	111	107	3.7
Durham Region	148	175	8	6	73	38	73	2	302	221	36.7
Ajax	29	16	0	0	10	6	0	0	39	22	77.3
Brock	1	3	0	0	0	0	0	0	1	3	-66.7
Clarington	61	54	0	0	0	4	10	0	71	58	22.4
Oshawa	18	60	2	0	0	20	0	2	20	82	-75.6
Pickering	22	22	0	6	0	0	0	0	22	28	-21.4
Scugog	2	3	0	0	0	0	0	0	2	3	-33.3
Uxbridge	2	2	0	0	44	0	0	0	46	2	**
Whitby	13	15	6	0	19	8	63	0	101	23	**
Remainder of Toronto CMA	148	65	16	0	74	0	0	0	238	65	**
Bradford West Gwillimbury	78	36	8	0	6	0	0	0	92	36	155.6
Town of Mono	8	6	0	0	0	0	0	0	8	6	33.3
New Tecumseth	61	17	8	0	60	0	0	0	129	17	**
Orangeville	1	6	0	0	8	0	0	0	9	6	50.0
Toronto CMA	1,012	678	122	94	485	125	2,403	1,450	4,022	2,347	71.4
Oshawa CMA	92	129	8	0	19	32	73	2	192	163	17.8
Greater Toronto Area (GTA)	965	750	114	94	443	163	2,476	1,460	3,998	2,467	62.1

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Toronto City	182	120	2	56	67	12	3,927	2,680	4,178	2,868	45.7
Toronto	25	13	0	0	0	3	3,181	1,090	3,206	1,106	189.9
East York	11	4	2	0	0	0	316	0	329	4	**
Etobicoke	56	35	0	0	51	0	0	502	107	537	-80.1
North York	70	52	0	54	16	9	410	1,088	496	1,203	-58.8
Scarborough	14	6	0	0	0	0	0	0	14	6	133.3
York	6	10	0	2	0	0	20	0	26	12	116.7
York Region	572	529	72	18	191	335	78	652	913	1,534	-40.5
Aurora	117	118	48	4	98	20	0	0	263	142	85.2
East Gwillimbury	9	56	0	0	0	0	0	0	9	56	-83.9
Georgina Township	57	46	0	0	0	0	0	0	57	46	23.9
King Township	83	33	2	0	14	3	0	0	99	36	175.0
Markham	80	58	4	8	15	37	0	0	99	103	-3.9
Newmarket	52	56	6	2	0	0	0	0	58	58	0.0
Richmond Hill	70	25	2	0	42	25	0	652	114	702	-83.8
Vaughan	67	125	10	4	16	102	78	0	171	231	-26.0
Whitchurch-Stouffville	37	12	0	0	6	148	0	0	43	160	-73.1
Peel Region	842	535	138	116	370	591	864	138	2,214	1,380	60.4
Brampton	668	443	112	96	195	520	188	138	1,163	1,197	-2.8
Caledon	149	73	24	14	80	62	0	0	253	149	69.8
Mississauga	25	19	2	6	95	9	676	0	798	34	**
Halton Region	158	181	20	2	176	62	501	138	855	383	123.2
Burlington	19	7	0	0	13	6	222	8	254	21	**
Halton Hills	8	83	0	0	0	8	0	0	8	91	-91.2
Milton	19	65	0	2	40	3	186	0	245	70	**
Oakville	112	26	20	0	123	45	93	130	348	201	73.1
Durham Region	315	357	24	12	222	62	84	2	645	433	49.0
Ajax	40	37	0	0	10	6	0	0	50	43	16.3
Brock	2	3	0	0	0	0	0	0	2	3	-33.3
Clarington	113	80	0	0	30	12	21	0	164	92	78.3
Oshawa	61	136	8	4	89	26	0	2	158	168	-6.0
Pickering	33	44	4	6	0	0	0	0	37	50	-26.0
Scugog	2	9	0	0	0	0	0	0	2	9	-77.8
Uxbridge	30	20	6	2	44	0	0	0	80	22	**
Whitby	34	28	6	0	49	18	63	0	152	46	**
Remainder of Toronto CMA	240	192	36	0	92	0	0	0	368	192	91.7
Bradford West Gwillimbury	129	69	28	0	16	0	0	0	173	69	150.7
Town of Mono	8	51	0	0	0	0	0	0	8	51	-84.3
New Tecumseth	102	62	8	0	68	0	0	0	178	62	187.1
Orangeville	1	10	0	0	8	0	0	0	9	10	-10.0
Toronto CMA	2,078	1,651	278	200	937	1,000	5,148	3,600	8,441	6,451	30.8
Oshawa CMA	208	244	14	4	168	56	84	2	474	306	54.9
Greater Toronto Area (GTA)	2,069	1,722	256	204	1,026	1,062	5,454	3,610	8,805	6,598	33.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Toronto City	0	0	0	0	1,828	937	4	211
Toronto	0	0	0	0	1,195	473	4	211
East York	0	0	0	0	316	0	0	0
Etobicoke	0	0	0	0	0	74	0	0
North York	0	0	0	0	297	390	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	20	0	0	0
York Region	127	119	0	0	24	0	0	202
Aurora	98	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	11	0	0	0	0	0	0	0
Markham	0	37	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	14	0	0	0	0	0	0	202
Vaughan	4	0	0	0	24	0	0	0
Whitchurch-Stouffville	0	82	0	0	0	0	0	0
Peel Region	175	0	0	0	0	0	324	0
Brampton	0	0	0	0	0	0	0	0
Caledon	80	0	0	0	0	0	0	0
Mississauga	95	0	0	0	0	0	324	0
Halton Region	68	6	0	0	223	108	0	0
Burlington	13	6	0	0	0	8	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	24	0	0	0	186	0	0	0
Oakville	31	0	0	0	37	100	0	0
Durham Region	73	38	0	0	73	0	0	2
Ajax	10	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	4	0	0	10	0	0	0
Oshawa	0	20	0	0	0	0	0	2
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	44	0	0	0	0	0	0	0
Whitby	19	8	0	0	63	0	0	0
Remainder of Toronto CMA	74	0	0	0	0	0	0	0
Bradford West Gwillimbury	6	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	60	0	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	485	125	0	0	2,075	1,037	328	413
Oshawa CMA	19	32	0	0	73	0	0	2
Greater Toronto Area (GTA)	443	163	0	0	2,148	1,045	328	415

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	51	12	16	0	3,451	2,469	476	211
Toronto	0	3	0	0	2,705	879	476	211
East York	0	0	0	0	316	0	0	0
Etobicoke	51	0	0	0	0	502	0	0
North York	0	9	16	0	410	1,088	0	0
Scarborough	0	0	0	0	0	0	0	0
York	0	0	0	0	20	0	0	0
York Region	191	335	0	0	78	450	0	202
Aurora	98	20	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	0	0	0	0	0	0	0
King Township	14	3	0	0	0	0	0	0
Markham	15	37	0	0	0	0	0	0
Newmarket	0	0	0	0	0	0	0	0
Richmond Hill	42	25	0	0	0	450	0	202
Vaughan	16	102	0	0	78	0	0	0
Whitchurch-Stouffville	6	148	0	0	0	0	0	0
Peel Region	370	591	0	0	528	81	336	57
Brampton	195	520	0	0	176	81	12	57
Caledon	80	62	0	0	0	0	0	0
Mississauga	95	9	0	0	352	0	324	0
Halton Region	176	62	0	0	501	138	0	0
Burlington	13	6	0	0	222	8	0	0
Halton Hills	0	8	0	0	0	0	0	0
Milton	40	3	0	0	186	0	0	0
Oakville	123	45	0	0	93	130	0	0
Durham Region	222	62	0	0	82	0	2	2
Ajax	10	6	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	30	12	0	0	19	0	2	0
Oshawa	89	26	0	0	0	0	0	2
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	44	0	0	0	0	0	0	0
Whitby	49	18	0	0	63	0	0	0
Remainder of Toronto CMA	92	0	0	0	0	0	0	0
Bradford West Gwillimbury	16	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	68	0	0	0	0	0	0	0
Orangeville	8	0	0	0	0	0	0	0
Toronto CMA	921	1,000	16	0	4,336	3,130	812	470
Oshawa CMA	168	56	0	0	82	0	2	2
Greater Toronto Area (GTA)	1,010	1,062	16	0	4,640	3,138	814	472

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016	Feb 2017	Feb 2016
Toronto City	83	128	1,828	937	4	211	1,915	1,276
Toronto	8	5	1,195	473	4	211	1,207	689
East York	4	0	316	0	0	0	320	0
Etobicoke	37	30	0	74	0	0	37	104
North York	20	90	297	390	0	0	317	480
Scarborough	9	2	0	0	0	0	9	2
York	5	1	20	0	0	0	25	1
York Region	416	358	26	16	0	202	442	576
Aurora	166	62	0	0	0	0	166	62
East Gwillimbury	5	8	0	0	0	0	5	8
Georgina Township	24	26	0	0	0	0	24	26
King Township	41	8	0	0	0	0	41	8
Markham	9	56	0	0	0	0	9	56
Newmarket	23	41	0	0	0	0	23	41
Richmond Hill	69	11	2	0	0	202	71	213
Vaughan	58	71	24	0	0	0	82	71
Whitchurch-Stouffville	21	75	0	16	0	0	21	91
Peel Region	667	181	0	0	324	0	991	181
Brampton	363	136	0	0	0	0	363	136
Caledon	195	34	0	0	0	0	195	34
Mississauga	109	11	0	0	324	0	433	11
Halton Region	121	99	227	114	0	0	348	213
Burlington	6	2	13	14	0	0	19	16
Halton Hills	6	49	0	0	0	0	6	49
Milton	26	41	186	0	0	0	212	41
Oakville	83	7	28	100	0	0	111	107
Durham Region	212	205	90	14	0	2	302	221
Ajax	35	16	4	6	0	0	39	22
Brock	1	3	0	0	0	0	1	3
Clarington	61	58	10	0	0	0	71	58
Oshawa	20	80	0	0	0	2	20	82
Pickering	22	28	0	0	0	0	22	28
Scugog	2	3	0	0	0	0	2	3
Uxbridge	46	2	0	0	0	0	46	2
Whitby	25	15	76	8	0	0	101	23
Remainder of Toronto CMA	238	63	0	2	0	0	238	65
Bradford West Gwillimbury	92	36	0	0	0	0	92	36
Town of Mono	8	6	0	0	0	0	8	6
New Tecumseth	129	15	0	2	0	0	129	17
Orangeville	9	6	0	0	0	0	9	6
Toronto CMA	1,622	873	2,072	1,061	328	413	4,022	2,347
Oshawa CMA	106	153	86	8	0	2	192	163
Greater Toronto Area (GTA)	1,499	971	2,171	1,081	328	415	3,998	2,467

Source: CMHC (Starts and Completions Survey)

Table 3.5: Completions by Submarket and by Intended Market January - February 2017								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Toronto City	184	176	3,502	2,481	492	211	4,178	2,868
Toronto	25	13	2,705	882	476	211	3,206	1,106
East York	13	4	316	0	0	0	329	4
Etobicoke	56	35	51	502	0	0	107	537
North York	70	106	410	1,097	16	0	496	1,203
Scarborough	14	6	0	0	0	0	14	6
York	6	12	20	0	0	0	26	12
York Region	813	720	100	612	0	202	913	1,534
Aurora	263	142	0	0	0	0	263	142
East Gwillimbury	9	56	0	0	0	0	9	56
Georgina Township	57	46	0	0	0	0	57	46
King Township	99	33	0	3	0	0	99	36
Markham	99	103	0	0	0	0	99	103
Newmarket	58	58	0	0	0	0	58	58
Richmond Hill	104	50	10	450	0	202	114	702
Vaughan	81	129	90	102	0	0	171	231
Whitchurch-Stouffville	43	103	0	57	0	0	43	160
Peel Region	1,400	1,205	478	118	336	57	2,214	1,380
Brampton	1,025	1,031	126	109	12	57	1,163	1,197
Caledon	253	149	0	0	0	0	253	149
Mississauga	122	25	352	9	324	0	798	34
Halton Region	350	229	505	154	0	0	855	383
Burlington	19	7	235	14	0	0	254	21
Halton Hills	8	91	0	0	0	0	8	91
Milton	59	70	186	0	0	0	245	70
Oakville	264	61	84	140	0	0	348	201
Durham Region	494	407	149	24	2	2	645	433
Ajax	46	37	4	6	0	0	50	43
Brock	2	3	0	0	0	0	2	3
Clarington	113	92	49	0	2	0	164	92
Oshawa	158	166	0	0	0	2	158	168
Pickering	37	50	0	0	0	0	37	50
Scugog	2	9	0	0	0	0	2	9
Uxbridge	79	22	1	0	0	0	80	22
Whitby	57	28	95	18	0	0	152	46
Remainder of Toronto CMA	365	189	3	3	0	0	368	192
Bradford West Gwillimbury	173	69	0	0	0	0	173	69
Town of Mono	8	51	0	0	0	0	8	51
New Tecumseth	175	59	3	3	0	0	178	62
Orangeville	9	10	0	0	0	0	9	10
Toronto CMA	3,255	2,621	4,358	3,360	828	470	8,441	6,451
Oshawa CMA	328	286	144	18	2	2	474	306
Greater Toronto Area (GTA)	3,241	2,737	4,734	3,389	830	472	8,805	6,598

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2017	0	0.0	0	0.0	1	1.4	7	9.5	66	89.2	74	2,000,000	1,866,027
February 2016	1	1.4	0	0.0	4	5.7	1	1.4	64	91.4	70	1,890,000	1,889,643
Year-to-date 2017	0	0.0	0	0.0	1	0.7	14	9.5	133	89.9	148	2,000,000	1,915,831
Year-to-date 2016	1	0.9	0	0.0	7	6.0	9	7.8	99	85.3	116	1,895,000	1,827,051
Toronto													
February 2017	0	0.0	0	0.0	0	0.0	1	14.3	6	85.7	7	-	-
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	2	13.3	13	86.7	15	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7	-	-
East York													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
Year-to-date 2016	0	0.0	0	0.0	2	40.0	1	20.0	2	40.0	5	-	-
Etobicoke													
February 2017	0	0.0	0	0.0	0	0.0	2	6.9	27	93.1	29	-	-
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28	-	1,685,000
Year-to-date 2017	0	0.0	0	0.0	0	0.0	4	10.0	36	90.0	40	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	31	100.0	31	-	1,685,000
North York													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	22	100.0	22	-	-
February 2016	0	0.0	0	0.0	1	3.2	0	0.0	30	96.8	31	-	1,782,500
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	60	100.0	60	-	-
Year-to-date 2016	0	0.0	0	0.0	1	1.9	0	0.0	51	98.1	52	-	1,938,462
Scarborough													
February 2017	0	0.0	0	0.0	0	0.0	2	22.2	7	77.8	9	-	-
February 2016	1	25.0	0	0.0	3	75.0	0	0.0	0	0.0	4	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	5	23.8	16	76.2	21	-	-
Year-to-date 2016	1	14.3	0	0.0	4	57.1	2	28.6	0	0.0	7	-	-
York													
February 2017	0	0.0	0	0.0	1	20.0	2	40.0	2	40.0	5	-	-
February 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3	-	-
Year-to-date 2017	0	0.0	0	0.0	1	16.7	3	50.0	2	33.3	6	-	-
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	42.9	8	57.1	14	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
York Region													
February 2017	5	2.0	35	13.7	30	11.7	53	20.7	133	52.0	256	1,020,000	1,315,493
February 2016	18	7.4	31	12.7	44	18.0	87	35.7	64	26.2	244	855,000	955,094
Year-to-date 2017	11	2.0	78	14.3	91	16.6	126	23.0	241	44.1	547	965,000	1,173,413
Year-to-date 2016	36	6.8	89	16.7	114	21.4	140	26.3	154	28.9	533	850,000	961,070
Aurora													
February 2017	0	0.0	0	0.0	1	2.1	25	52.1	22	45.8	48	985,000	1,052,969
February 2016	0	0.0	0	0.0	6	10.3	52	89.7	0	0.0	58	850,000	853,059
Year-to-date 2017	0	0.0	0	0.0	23	19.7	51	43.6	43	36.8	117	900,000	1,002,504
Year-to-date 2016	0	0.0	0	0.0	31	25.8	87	72.5	2	1.7	120	850,000	861,884
East Gwillimbury													
February 2017	0	0.0	3	60.0	2	40.0	0	0.0	0	0.0	5	-	645,190
February 2016	3	37.5	4	50.0	0	0.0	0	0.0	1	12.5	8	-	628,116
Year-to-date 2017	1	11.1	6	66.7	2	22.2	0	0.0	0	0.0	9	-	645,190
Year-to-date 2016	15	26.8	34	60.7	6	10.7	0	0.0	1	1.8	56	610,000	587,919
Georgina Township													
February 2017	5	20.8	15	62.5	1	4.2	3	12.5	0	0.0	24	592,500	602,490
February 2016	15	57.7	8	30.8	0	0.0	2	7.7	1	3.8	26	-	573,413
Year-to-date 2017	10	17.5	43	75.4	1	1.8	3	5.3	0	0.0	57	570,000	573,973
Year-to-date 2016	21	45.7	21	45.7	1	2.2	2	4.3	1	2.2	46	-	573,413
King Township													
February 2017	0	0.0	0	0.0	0	0.0	4	12.9	27	87.1	31	1,140,000	1,313,796
February 2016	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	-	1,622,552
Year-to-date 2017	0	0.0	0	0.0	4	4.8	18	21.4	62	73.8	84	1,105,000	1,262,426
Year-to-date 2016	0	0.0	0	0.0	1	2.9	4	11.4	30	85.7	35	1,385,000	1,445,864
Markham													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	8,607,796
February 2016	0	0.0	8	44.4	2	11.1	1	5.6	7	38.9	18	760,000	962,756
Year-to-date 2017	0	0.0	0	0.0	2	3.7	26	48.1	26	48.1	54	995,000	1,919,879
Year-to-date 2016	0	0.0	11	18.6	17	28.8	6	10.2	25	42.4	59	890,000	1,032,402
Newmarket													
February 2017	0	0.0	6	26.1	12	52.2	2	8.7	3	13.0	23	755,000	770,126
February 2016	0	0.0	4	10.3	16	41.0	18	46.2	1	2.6	39	800,000	796,524
Year-to-date 2017	0	0.0	13	25.0	28	53.8	6	11.5	5	9.6	52	755,000	756,968
Year-to-date 2016	0	0.0	9	16.1	24	42.9	22	39.3	1	1.8	56	777,500	769,288
Richmond Hill													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	55	100.0	55	1,580,000	1,682,905
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	2,030,000	2,277,345
Year-to-date 2017	0	0.0	0	0.0	5	7.1	0	0.0	65	92.9	70	1,580,000	1,686,904
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	1,720,000	1,950,580
Vaughan													
February 2017	0	0.0	0	0.0	4	9.1	19	43.2	21	47.7	44	935,000	1,381,155
February 2016	0	0.0	2	3.0	19	28.8	12	18.2	33	50.0	66	1,050,000	1,020,872
Year-to-date 2017	0	0.0	0	0.0	5	7.5	22	32.8	40	59.7	67	1,200,000	1,376,900
Year-to-date 2016	0	0.0	8	6.5	34	27.4	17	13.7	65	52.4	124	1,132,500	1,026,770
Whitchurch-Stouffville													
February 2017	0	0.0	11	52.4	10	47.6	0	0.0	0	0.0	21	650,000	653,704
February 2016	0	0.0	5	55.6	0	0.0	0	0.0	4	44.4	9	-	911,833
Year-to-date 2017	0	0.0	16	43.2	21	56.8	0	0.0	0	0.0	37	700,000	662,504
Year-to-date 2016	0	0.0	6	50.0	0	0.0	1	8.3	5	41.7	12	-	911,833

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2017	21	5.0	115	27.4	177	42.1	74	17.6	33	7.9	420	700,000	740,399
February 2016	1	0.6	51	31.1	83	50.6	22	13.4	7	4.3	164	685,000	722,571
Year-to-date 2017	49	5.8	221	26.3	390	46.4	134	15.9	47	5.6	841	690,000	726,674
Year-to-date 2016	43	8.0	208	38.7	166	30.9	82	15.2	39	7.2	538	655,000	712,585
Brampton													
February 2017	20	6.5	102	33.0	118	38.2	58	18.8	11	3.6	309	685,000	699,256
February 2016	1	0.7	51	37.2	63	46.0	19	13.9	3	2.2	137	670,000	700,479
Year-to-date 2017	48	7.2	203	30.4	287	43.0	115	17.2	15	2.2	668	680,000	693,334
Year-to-date 2016	41	9.2	193	43.3	131	29.4	67	15.0	14	3.1	446	642,500	674,764
Caledon													
February 2017	1	1.0	13	13.4	59	60.8	14	14.4	10	10.3	97	715,000	774,942
February 2016	0	0.0	0	0.0	20	100.0	0	0.0	0	0.0	20	685,000	695,850
Year-to-date 2017	1	0.7	18	12.2	103	69.6	16	10.8	10	6.8	148	725,000	755,063
Year-to-date 2016	2	2.7	15	20.5	35	47.9	8	11.0	13	17.8	73	685,000	804,892
Mississauga													
February 2017	0	0.0	0	0.0	0	0.0	2	14.3	12	85.7	14	1,295,000	1,409,143
February 2016	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	-	1,231,286
Year-to-date 2017	0	0.0	0	0.0	0	0.0	3	12.0	22	88.0	25	1,295,000	1,449,440
Year-to-date 2016	0	0.0	0	0.0	0	0.0	7	36.8	12	63.2	19	-	1,245,737
Halton Region													
February 2017	0	0.0	2	3.6	4	7.3	19	34.5	30	54.5	55	1,000,000	1,472,231
February 2016	0	0.0	29	28.7	29	28.7	28	27.7	15	14.9	101	740,000	915,325
Year-to-date 2017	1	0.6	10	6.3	20	12.7	38	24.1	89	56.3	158	1,000,000	1,568,496
Year-to-date 2016	1	0.5	45	24.1	61	32.6	44	23.5	36	19.3	187	790,000	947,182
Burlington													
February 2017	0	0.0	0	0.0	0	0.0	0	0.0	6	100.0	6	-	-
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	19	100.0	19	-	-
Year-to-date 2016	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-
Halton Hills													
February 2017	0	0.0	0	0.0	0	0.0	4	66.7	2	33.3	6	-	1,300,000
February 2016	0	0.0	7	14.3	17	34.7	25	51.0	0	0.0	49	810,000	788,922
Year-to-date 2017	0	0.0	0	0.0	1	12.5	5	62.5	2	25.0	8	-	1,300,000
Year-to-date 2016	0	0.0	7	8.4	39	47.0	37	44.6	0	0.0	83	790,000	796,590
Milton													
February 2017	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
February 2016	0	0.0	22	56.4	12	30.8	2	5.1	3	7.7	39	650,000	725,667
Year-to-date 2017	0	0.0	10	52.6	9	47.4	0	0.0	0	0.0	19	660,000	662,900
Year-to-date 2016	1	1.5	38	58.5	20	30.8	3	4.6	3	4.6	65	650,000	687,994
Oakville													
February 2017	0	0.0	0	0.0	4	9.8	15	36.6	22	53.7	41	1,000,000	1,497,436
February 2016	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	2,400,000	2,150,817
Year-to-date 2017	1	0.9	0	0.0	10	8.9	33	29.5	68	60.7	112	1,097,500	1,720,336
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	6.5	29	93.5	31	1,500,000	1,893,836

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2017	42	29.0	50	34.5	38	26.2	11	7.6	4	2.8	145	610,000	616,933
February 2016	66	39.5	78	46.7	21	12.6	2	1.2	0	0.0	167	520,000	520,796
Year-to-date 2017	116	37.8	103	33.6	56	18.2	24	7.8	8	2.6	307	532,500	567,559
Year-to-date 2016	136	39.9	140	41.1	52	15.2	11	3.2	2	0.6	341	525,000	537,993
Ajax													
February 2017	0	0.0	11	37.9	18	62.1	0	0.0	0	0.0	29	660,000	664,909
February 2016	4	25.0	10	62.5	2	12.5	0	0.0	0	0.0	16	557,500	545,476
Year-to-date 2017	0	0.0	20	50.0	20	50.0	0	0.0	0	0.0	40	660,000	650,582
Year-to-date 2016	4	10.8	23	62.2	10	27.0	0	0.0	0	0.0	37	600,000	591,519
Brock													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
February 2017	34	55.7	23	37.7	4	6.6	0	0.0	0	0.0	61	485,000	505,885
February 2016	22	42.3	28	53.8	1	1.9	1	1.9	0	0.0	52	505,000	508,062
Year-to-date 2017	71	64.5	33	30.0	5	4.5	0	0.0	1	0.9	110	477,500	496,564
Year-to-date 2016	37	48.7	37	48.7	1	1.3	1	1.3	0	0.0	76	500,000	488,075
Oshawa													
February 2017	7	38.9	9	50.0	1	5.6	1	5.6	0	0.0	18	540,000	538,833
February 2016	36	60.0	22	36.7	2	3.3	0	0.0	0	0.0	60	460,000	485,850
Year-to-date 2017	18	30.0	36	60.0	5	8.3	1	1.7	0	0.0	60	542,500	543,517
Year-to-date 2016	72	52.9	57	41.9	7	5.1	0	0.0	0	0.0	136	490,000	499,551
Pickering													
February 2017	0	0.0	0	0.0	10	45.5	8	36.4	4	18.2	22	800,000	877,318
February 2016	1	4.5	12	54.5	9	40.9	0	0.0	0	0.0	22	637,500	628,255
Year-to-date 2017	0	0.0	3	9.1	16	48.5	10	30.3	4	12.1	33	800,000	818,455
Year-to-date 2016	1	2.3	12	27.3	25	56.8	6	13.6	0	0.0	44	700,000	689,761
Scugog													
February 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
February 2017	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	-	-
February 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2017	22	73.3	3	10.0	0	0.0	5	16.7	0	0.0	30	320,000	422,906
Year-to-date 2016	15	75.0	4	20.0	0	0.0	1	5.0	0	0.0	20	390,000	414,689
Whitby													
February 2017	0	0.0	6	46.2	5	38.5	2	15.4	0	0.0	13	650,000	698,462
February 2016	3	20.0	4	26.7	7	46.7	1	6.7	0	0.0	15	-	-
Year-to-date 2017	5	14.7	8	23.5	10	29.4	8	23.5	3	8.8	34	650,000	698,462
Year-to-date 2016	7	25.0	7	25.0	9	32.1	3	10.7	2	7.1	28	610,000	736,692

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2017	16	10.8	123	83.1	8	5.4	1	0.7	0	0.0	148	550,000	547,710
February 2016	9	19.6	25	54.3	11	23.9	1	2.2	0	0.0	46	585,000	577,343
Year-to-date 2017	48	20.0	182	75.8	9	3.8	1	0.4	0	0.0	240	550,000	535,246
Year-to-date 2016	44	25.4	90	52.0	33	19.1	6	3.5	0	0.0	173	550,000	573,257
Bradford West Gwillimbury													
February 2017	6	7.7	70	89.7	2	2.6	0	0.0	0	0.0	78	590,000	576,374
February 2016	7	25.9	17	63.0	3	11.1	0	0.0	0	0.0	27	585,000	577,990
Year-to-date 2017	19	14.7	107	82.9	3	2.3	0	0.0	0	0.0	129	575,000	562,555
Year-to-date 2016	15	25.0	42	70.0	3	5.0	0	0.0	0	0.0	60	585,000	562,623
Town of Mono													
February 2017	0	0.0	1	12.5	6	75.0	1	12.5	0	0.0	8	-	-
February 2016	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	-	-
Year-to-date 2017	0	0.0	1	12.5	6	75.0	1	12.5	0	0.0	8	-	-
Year-to-date 2016	8	15.7	21	41.2	17	33.3	5	9.8	0	0.0	51	-	630,744
New Tecumseth													
February 2017	10	16.4	51	83.6	0	0.0	0	0.0	0	0.0	61	515,000	511,059
February 2016	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	-	574,847
Year-to-date 2017	29	28.4	73	71.6	0	0.0	0	0.0	0	0.0	102	512,500	500,708
Year-to-date 2016	17	32.7	25	48.1	10	19.2	0	0.0	0	0.0	52	525,000	535,778
Orangeville													
February 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
February 2016	1	16.7	1	16.7	3	50.0	1	16.7	0	0.0	6	-	-
Year-to-date 2017	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	4	40.0	2	20.0	3	30.0	1	10.0	0	0.0	10	-	-
Toronto CMA													
February 2017	43	4.3	287	28.7	248	24.8	162	16.2	260	26.0	1,000	735,000	978,726
February 2016	34	5.1	160	24.1	182	27.5	139	21.0	148	22.3	663	750,000	943,518
Year-to-date 2017	131	6.5	517	25.6	547	27.1	328	16.3	495	24.5	2,018	735,000	963,724
Year-to-date 2016	145	8.8	471	28.7	414	25.2	286	17.4	324	19.8	1,640	705,000	871,304
Oshawa CMA													
February 2017	41	44.6	38	41.3	10	10.9	3	3.3	0	0.0	92	515,000	539,543
February 2016	61	48.0	54	42.5	10	7.9	2	1.6	0	0.0	127	500,000	510,770
Year-to-date 2017	94	46.1	77	37.7	20	9.8	9	4.4	4	2.0	204	510,000	550,093
Year-to-date 2016	116	48.3	101	42.1	17	7.1	4	1.7	2	0.8	240	505,000	516,280
Greater Toronto Area													
February 2017	68	7.2	202	21.3	250	26.3	164	17.3	266	28.0	950	755,000	1,003,442
February 2016	86	11.5	189	25.3	181	24.3	140	18.8	150	20.1	746	720,000	897,601
Year-to-date 2017	177	8.8	412	20.6	558	27.9	336	16.8	518	25.9	2,001	740,000	976,306
Year-to-date 2016	217	12.7	482	28.1	400	23.3	286	16.7	330	19.2	1,715	700,000	857,414

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
February 2017

Submarket	Feb 2017	Feb 2016	% Change	YTD 2017	YTD 2016	% Change
Toronto City	1,866,027	1,889,643	-1.2	1,915,831	1,827,051	4.9
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	-	1,685,000	n/a	-	1,685,000	n/a
North York	-	1,782,500	n/a	-	1,938,462	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	1,315,493	955,094	37.7	1,173,413	961,070	22.1
Aurora	1,052,969	853,059	23.4	1,002,504	861,884	16.3
East Gwillimbury	645,190	628,116	2.7	645,190	587,919	9.7
Georgina Township	602,490	573,413	5.1	573,973	573,413	0.1
King Township	1,313,796	1,622,552	-19.0	1,262,426	1,445,864	-12.7
Markham	8,607,796	962,756	794.1	1,919,879	1,032,402	86.0
Newmarket	770,126	796,524	-3.3	756,968	769,288	-1.6
Richmond Hill	1,682,905	2,277,345	-26.1	1,686,904	1,950,580	-13.5
Vaughan	1,381,155	1,020,872	35.3	1,376,900	1,026,770	34.1
Whitchurch-Stouffville	653,704	911,833	-28.3	662,504	911,833	-27.3
Peel Region	740,399	722,571	2.5	726,674	712,585	2.0
Brampton	699,256	700,479	-0.2	693,334	674,764	2.8
Caledon	774,942	695,850	11.4	755,063	804,892	-6.2
Mississauga	1,409,143	1,231,286	14.4	1,449,440	1,245,737	16.4
Halton Region	1,472,231	915,325	60.8	1,568,496	947,182	65.6
Burlington	-	-	n/a	-	-	n/a
Halton Hills	1,300,000	788,922	64.8	1,300,000	796,590	63.2
Milton	-	725,667	n/a	662,900	687,994	-3.6
Oakville	1,497,436	2,150,817	-30.4	1,720,336	1,893,836	-9.2
Durham Region	616,933	520,796	18.5	567,559	537,993	5.5
Ajax	664,909	545,476	21.9	650,582	591,519	10.0
Brock	-	-	n/a	-	-	n/a
Clarington	505,885	508,062	-0.4	496,564	488,075	1.7
Oshawa	538,833	485,850	10.9	543,517	499,551	8.8
Pickering	877,318	628,255	39.6	818,455	689,761	18.7
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	422,906	414,689	2.0
Whitby	698,462	-	n/a	698,462	736,692	-5.2
Remainder of Toronto CMA	547,710	577,343	-5.1	535,246	573,257	-6.6
Bradford West Gwillimbury	576,374	577,990	-0.3	562,555	562,623	0.0
Town of Mono	-	-	n/a	-	630,744	n/a
New Tecumseth	511,059	574,847	-11.1	500,708	535,778	-6.5
Orangeville	-	-	n/a	-	-	n/a
Toronto CMA	978,726	943,518	3.7	963,724	871,304	10.6
Oshawa CMA	539,543	510,770	5.6	550,093	516,280	6.5
Greater Toronto Area (GTA)	1,003,442	897,601	11.8	976,306	857,414	13.9

Source: CMHC (Market Absorption Survey)

Figure 5.1a: MLS® Residential Average Price for Toronto

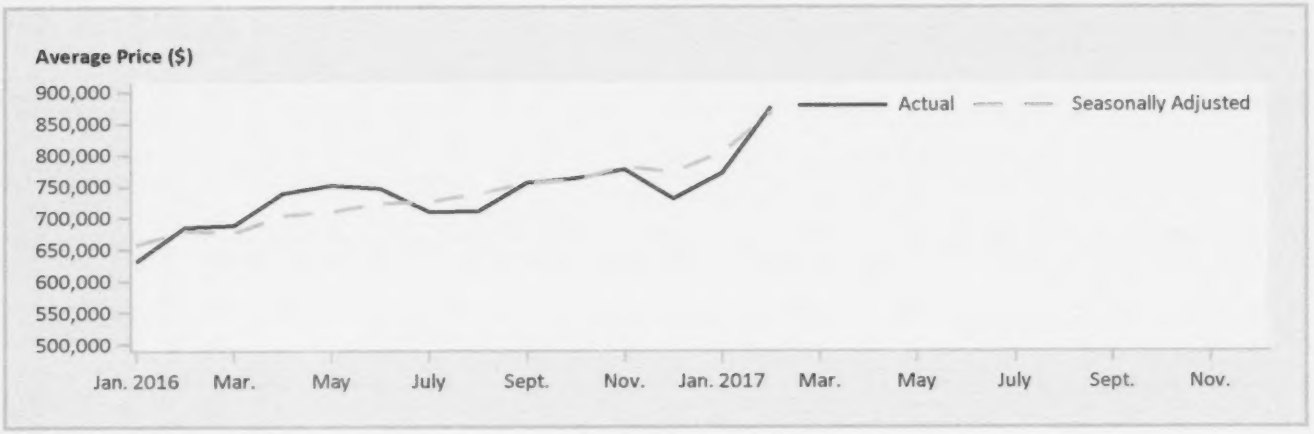


Figure 5.2a: MLS® Residential Sales for Toronto

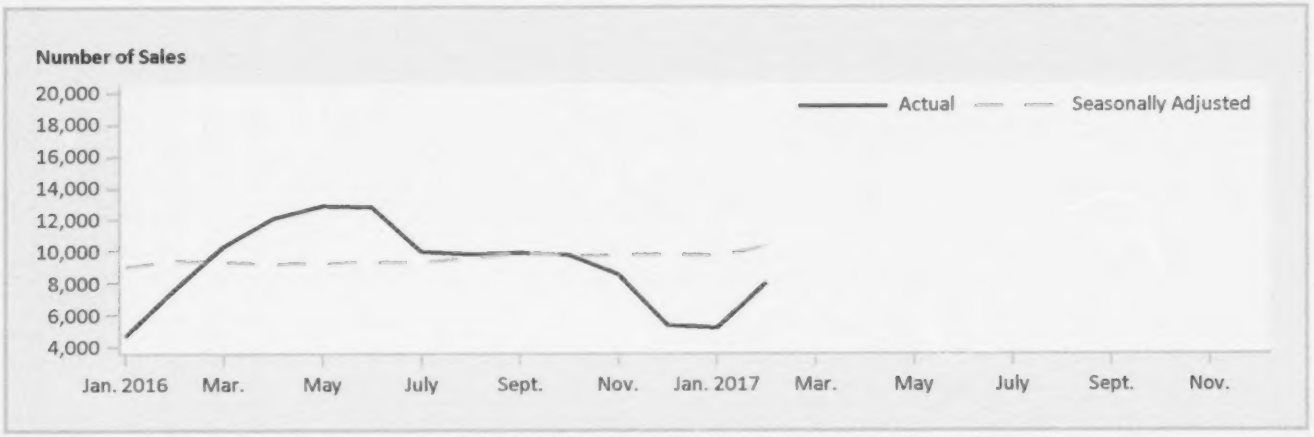
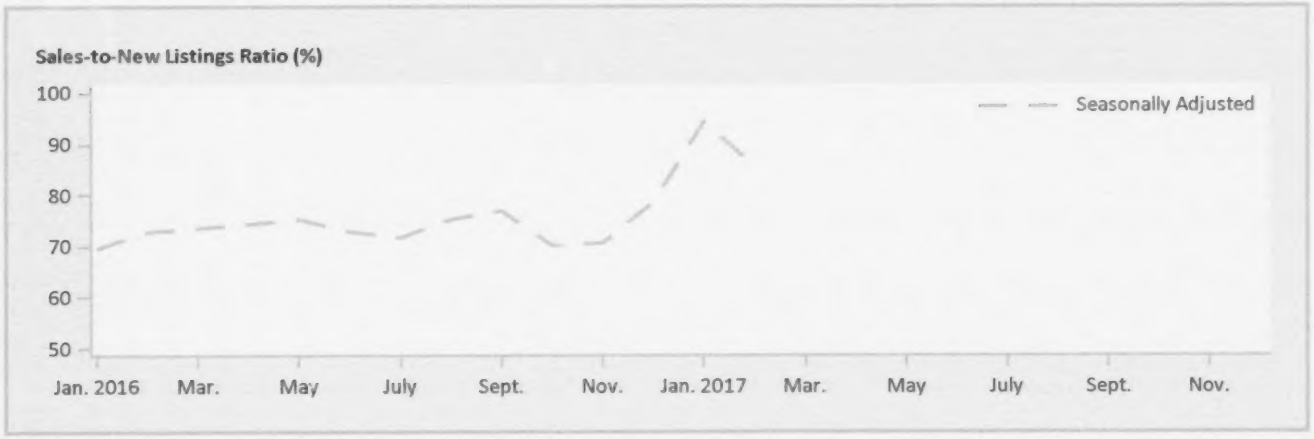


Figure 5.3a: MLS® Residential Sales- to- New Listings Ratio for Toronto



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Source: CREA / Haver Analytics

Figure 5.1b: MLS® Residential Average Price for Durham Region

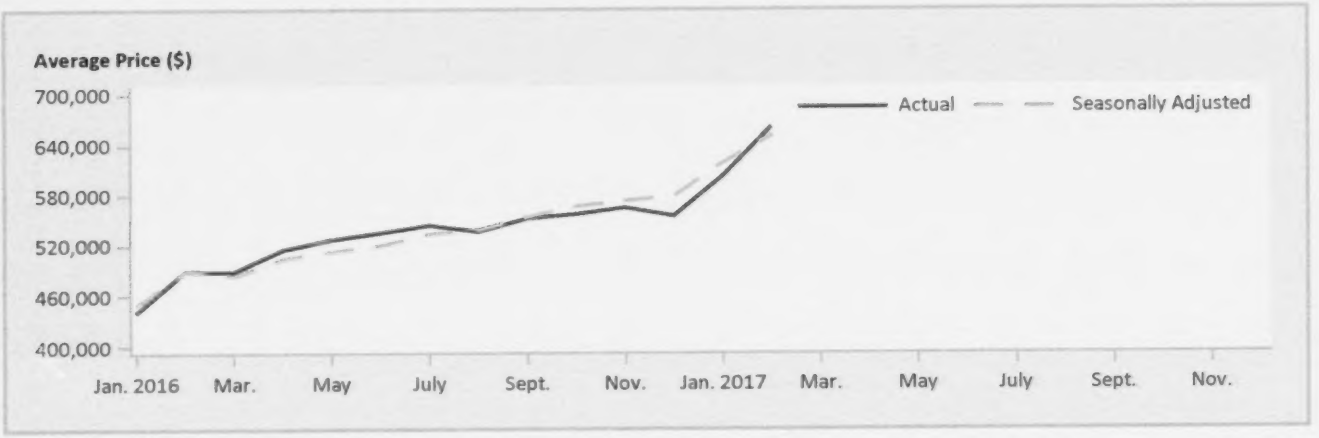


Figure 5.2b: MLS® Residential Sales for Durham Region

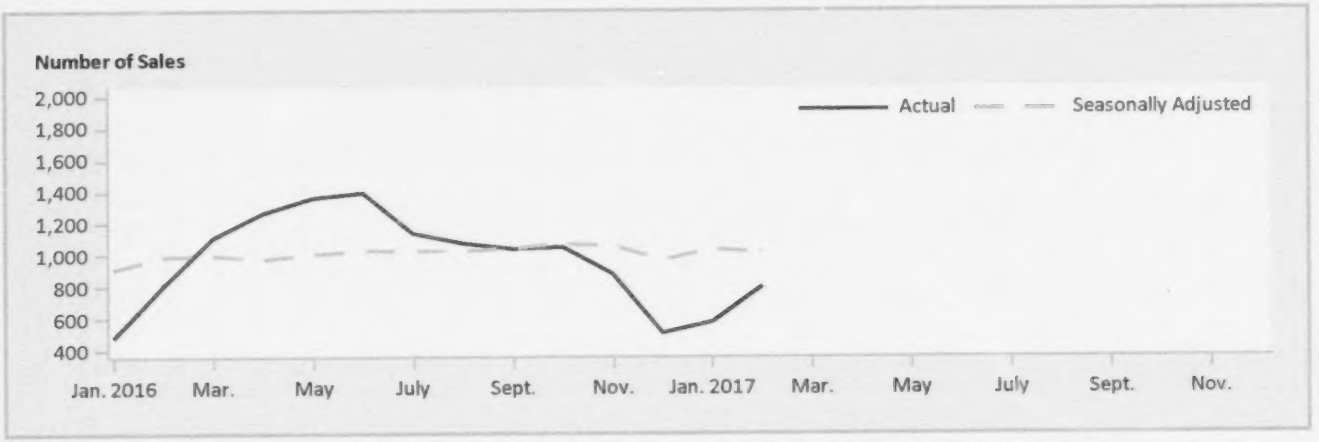
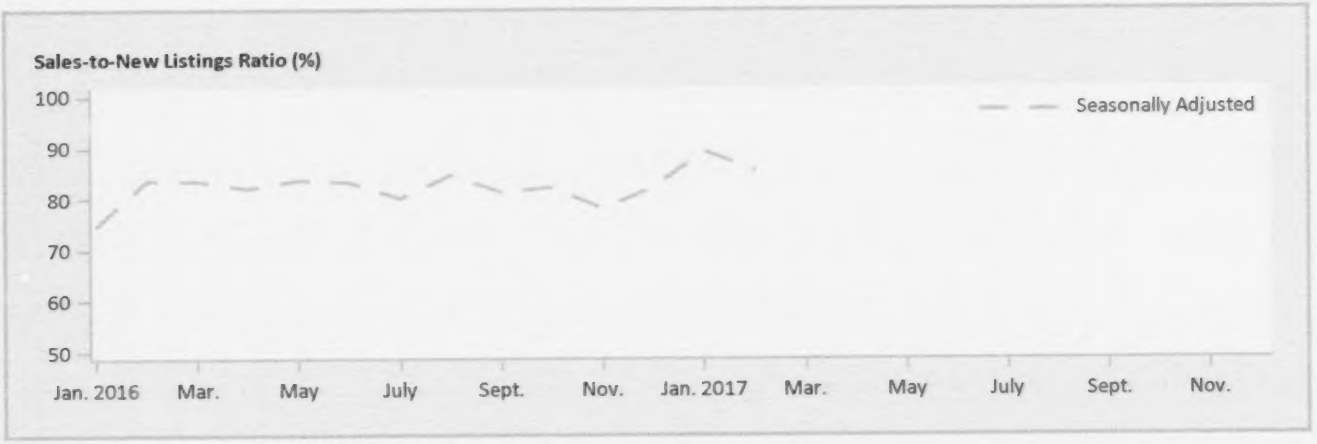


Figure 5.3b: MLS® Residential Sales- to- New Listings Ratio for Durham Region



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Source: CREA / Haver Analytics

Table 6a: Economic Indicators Toronto CMA
February 2017

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	128.7	129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64	129.2	129.4	3,223	7.2	67.4	987
	March	561	3.14	4.64	129.7	130.3	3,213	7.3	67.2	993
	April	561	3.14	4.64	130.6	130.7	3,210	7.4	67.1	996
	May	561	3.14	4.64	133.1	131.2	3,220	7.2	67.1	991
	June	561	3.14	4.64	133.7	131.5	3,233	6.6	66.8	985
	July	567	3.14	4.74	135.1	131.4	3,229	6.5	66.5	985
	August	567	3.14	4.74	136.0	131.1	3,218	6.6	66.2	989
	September	561	3.14	4.64	136.4	131.7	3,209	7.1	66.3	988
	October	561	3.14	4.64	138.2	132.0	3,206	7.1	66.2	982
	November	561	3.14	4.64	138.7	131.7	3,209	6.9	66.0	976
	December	561	3.14	4.64	138.7	131.5	3,209	6.8	65.8	972
2017	January	561	3.14	4.64		132.1	3,217	7.0	66.0	967
	February	561	3.14	4.64		132.5	3,233	7.1	66.3	969
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA February 2017										
		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	128.7	129.0	206.9	6.5	68.3	996
	February	561	3.14	4.64	129.2	129.4	209.0	6.1	68.6	990
	March	561	3.14	4.64	129.7	130.3	210.6	6.0	69.0	980
	April	561	3.14	4.64	130.6	130.7	211.8	6.0	69.2	970
	May	561	3.14	4.64	133.1	131.2	213.6	5.6	69.4	963
	June	561	3.14	4.64	133.7	131.5	212.9	6.3	69.6	964
	July	567	3.14	4.74	135.1	131.4	213.0	6.2	69.6	962
	August	567	3.14	4.74	136.0	131.1	213.9	6.8	70.1	963
	September	561	3.14	4.64	136.4	131.7	215.7	6.3	70.2	971
	October	561	3.14	4.64	138.2	132.0	216.2	6.0	70.1	980
	November	561	3.14	4.64	138.7	131.7	216.6	5.4	69.6	991
	December	561	3.14	4.64	138.7	131.5	216.9	5.2	69.5	998
2017	January	561	3.14	4.64		132.1	216.6	5.1	69.3	1,025
	February	561	3.14	4.64		132.5	211.7	5.7	68.0	1,045
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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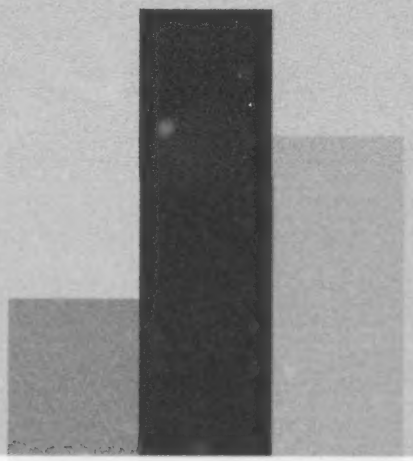

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